Karen Johnson Davidson County Batch# 1071833 DEEDWARR 11/14/2023 03:52:30 PM 3 pgs Fees: $18.00 Taxes: $873.20 20231114-0088895	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $236,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2023. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 109 Westerly Dr Trust	**New Owner**	**142070A10900**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Barbara L. Wilkinson, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 109 Westerly Dr Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 109, of Willow Pointe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Willow Pointe of record in Book 6772, Page 257, as amended in Book 8867, Page 283, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James C Wilkinson, a single man, by Warranty Deed from Aaron T Grayum, married, dated June 21, 2010, of record in Instrument No. 20100622-0048859, in the Register's Office for Davidson County, Tennessee. James C. Wilkinson died testate on May 12, 2023, and by his Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee - Probate Division, Docket No. 23P-1641, he devised subject property to Barbara L. Wilkinson.Oath is hereby made that the subject property was never the primary residence of said Grantor nor her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement of record in Instrument No. 20140603-0047932, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 109 Westerly Dr, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

B Wilkinson BW Date: 11/9/23

Barbara L. Wilkinson

B Wilkinson

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Barbara L. Wilkinson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of November, 2023.

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

C Hendrix

NOTARY PUBLIC

My Commission Expires: 3/3/26

Certificate of Authenticity

I, Michelle Crawford do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

11-9-23
Date

Affiant Signature

11-9-23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 9 day of November, 2023.

Notary's Signature
My Commission Expires: 3/3/2026

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026