Karen Johnson Davidson County
Batch# 1083957 DEEDWARR
12/19/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20231219-0097950

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Shannon Adkison	First Colony Mortgage Corporation	064-03-0B-061.00
(NAME)	(NAME)	
521 Robards Circle	508 W 800 N	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Orem, UT 84057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Michael W. Lester, Successor Trustee of the Lester Family Revocable Living Trust Agreement dated January 20, 2014,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mark Shannon Adkison and Shannon B. Adkison, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 254 on the plan of Phase Five, Section Two, Brandywine Pointe Subdivision, as of record in Book 7900, page 714, as corrected by Surveyor's Certificate of Correction of record in Book 9339, page 630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ernest W. Lester et ux, Ruth B. Lester by Warranty Deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, dated 06/24/1994, of record in Book 9388, Page 108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest W. Lester and Ruth B. Lester, Trustees, Lester Family Revocable Living Trust Agreement dated January 20, 2014, by Quitclaim Deed from Ernest W. Lester et ux, Ruth B. Lester, dated 01/20/2014, of record in Instrument 20140123-0006550, Register's Office for Davidson County, Tennessee.

The said Ernest W. Lester died on 12/30/2014, leaving the said Ruth B. Lester successor Trustee of the Lester Family Revocable Living Trust.

The said Ruth B. Lester died on 05/06/2023, leaving the said Michael W. Lester, the Successor Trustee of Lester Family Revocable Living Trust.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 521 Robards Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of December, 2023.

LESTER FAMILY REVOCABLE LIVING TRUST

Michael W. Lester

Michael W. Lester, Successor Trustee

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Michael W. Lester, Successor Trustee of the Lester Family Revocable Living Trust Agreement dated January 20, 2014,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/er oath acknowledged himself/herself to be the **Successor Trustee of the Lester Family Revocable Living Trust Agreement dated January 20, 2014,** the within named bargainor, and that he/she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of December, 2023.

Tracey Trumphour

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 12-15-23.

Kim Rogers
Affiant
Date: 12-15-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of December, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY