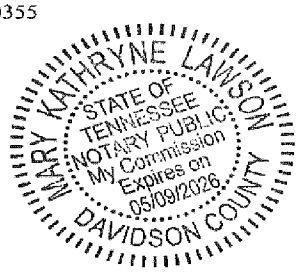
Karen Johnson Davidson County
Batch# 1084926 DEEDWARR
12/21/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20231221-0098578

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0355



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2023

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Wise and Farzaneh Wise 3794 Knight Drive Whites Creek, TN 37189	New Owner	040-00-0-131.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Dale McBride, Executor of the Estate of James Leslie Gilleran

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Wise, an unmarried man, and Farzaneh Wise, a married woman

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:

TRACT I:
BEGINNING at a point on Knight Road, said point being 423.9 feet on the South of the Southeast corner of the property conveyed to Ollie Susie Pattie (Book 1282, page 172, Register's Office for Davidson County, Tennessee), and passing the original North lot line at the 51.4 footmark, said point of beginning also being the Southeast corner of property conveyed in Book 6167, page 479, Register's Office for Davidson County, Tennessee and the Northeast corner of this tract; thence south 88 degrees 32 minutes 15 seconds West 350.85 feet to a point; thence South 48 degrees 12 minutes East 98.3 feet to a point; thence South 06 degrees 22 minutes West 105.81 feet to a point; thence South 08 degrees 09 minutes West 387 feet to a point; thence South 43 degrees 21 minutes East 58.9 feet to a point; thence North 63 degrees 56 minutes East 543.8 feet to a point in the center line of Knight Road; thence North 26 degrees 04 minutes West 469.8 feet to the point of BEGINNING.

TRACT II:
LAND in Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated August 16, 1994, as follows:

BEGINNING at a point in the center of Knight Road and being the original right front corner of the property conveyed to William Rochelle, Jr. and wife, Sarah Rochelle, by deed from Darrell L. Grice and wife, Myra L. Grice (Book 5396, page 181, Register's Office for Davidson County, Tennessee); thence along the center of Knight Road, South 26 degrees 4 minutes East 30.34 feet to a point; thence leaving Knight Road, South 67 degrees 8 minutes West 542.95 feet to at point; thence along the original boundary line from Grice to Rochelle, North 63 degrees 56 minutes East 543.8 feet to the point of BEGINNING.

BEING the same property conveyed to James L. Gilleran and wife, Mary M. Gilleran by Warranty Deed from Peter G. Spero and wife, Sue Dawn Spero, dated 9/12/1994 and recorded 9/14/1994 in Book 9464, Page 663, Register's Office for Davidson County, Tennessee. The said Mary M. Gilleran having since died on August 17, 2020, leaving James L. Gilleran as surviving tenant. The said James L. Gilleran, also known as James Leslie Gilleran, having since died testate on June 24, 2023, with his Estate being probated under Case No. 23P-1686, in the Probate Court for Davidson County, Tennessee. The said Dale McBride having been appointed Executor of the Estate of James Leslie Gilleran by Order filed 8/31/2023 in the Probate Court for Davidson County, Tennessee, and has the authority to sell the real property, per the Last Will and Testament of James Leslie Gilleran.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3794 Knight Drive Whites Creek, TN 37189.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of December, 2023.

Estate of James Leslie Gilleran

By: Dale McBride, Executor
Dale McBride, Executor

STATE OF ILLINOIS
COUNTY OF Champaign

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dale McBride, Executor of the James Leslie Gilleran Estate, 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 and official seal at Champaign, Illinois this 18th day of December, 2023.

LANDON J GETZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 14, 2026

Notary Public
My Commission Expires: 03-14-2026

(Notary Seal)

Tennessee Certification of Electronic Document

I, Mary Katherine Lawson 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 12/19/23 (date of document).

Affiant Signature

12/19/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of December, 2023

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County