Karen Johnson Davidson County
Batch# 1086174 DEEDWARR
12/28/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20231228-0099649

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

CRISTA M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH23-06956

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leigh Ann Adkisson 411 Cunniff Parkway Goodlettsville, TN 37072	NEW OWNER	033 14 0 064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty R. Wilson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leigh Ann Adkisson, an unmarried woman**, hereinafter called the Grantees, their successors and 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. 83 on the Plan of Pleasant Hill Addition, as of record in Plat Book 3300, Page 7, Register's Office for said County.

Said Lot No. 83 fronts 104 feet on the South side of Cunniff Parkway and extends back 294 feet on the East line and 402.8 feet on the West line, to a dead line in the rear on which it measures 173 feet.

Being the same property conveyed to Raymond Nelson Wilson and Wife, Betty R. Wilson, by Warranty Deed from W.C. Allen and Wife, Irene N. Allen, of record in Book 3578, Page 210, in the Register's Office of Davidson County, Tennessee, dated July 19, 1963, and recorded on July 22, 1963.

The said Raymond Nelson Wilson died on May 01, 2004, leaving Betty R. Wilson as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 411 Cunniff Parkway, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 27th day of December, 2023

Betty R. Wilson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Betty R. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 27th day of December, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 27, 2023**.

Date

D Hardwick

Affiant Signature

December 28, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026