Karen Johnson Davidson County
Batch# 1093785 DEEDWARR
01/24/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240124-0004794

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Uy	New Owner	075-10-0 020.00
(NAME)	(NAME)	
1158 Safety Harbor Cr		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David Wilkinson Properties, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steve Uy, married, 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:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Hermitage Estates as of record in Book 3300, Pages 70 and 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Wilkinson Properties, Inc. by deed from Leo Boles Halfacre, Jr., dated October 17, 2023 and as of record in Instrument No. 20231020-0082308, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Plat Book 3300, Pages 70 and 71, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 104 Weldon Drive, Hermitage, TN 37076
(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 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 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 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 19th day of January, 2024.

DAVID WILKINSON PROPERTIES, LLC

By: _____
David Wilkinson, Member

By: _____
Joy Wilkinson, Member

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Wilkinson and Joy Wilkinson as Members for David Wilkinson Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Members of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 22ND day of January, 2024.

_____
Notary Public

My commission expires: 2-26-24



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/19/24.

Date

Celia Stewart-Rouse

Affiant Signature

1/19/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19th day of January, 2024.

Taylor Johnston

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY