Prepared By & Return To:
Tennessee Title Services LLC-Dickson
207 North Main Street
Dickson, TN 37055
D-23-4914

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of February, 2024

Notary Public

Commission Expires: 10/11/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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Karen Johnson Davidson County
Batch# 1098091 DEEDWARR
02/05/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240205-0008064

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006 154 S. Washington St, Ste A Carpentersville, IL 60110	New Owner	083-06-0-188.00

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,

Shawn L. Wilson, an unmarried woman

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

The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006

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 the West 1/2 of Lot No. 10 on the Plan of Sneed and Hamilton's Resubdivision of Lots Nos. 2, 3, 7, 8, 9,10,15,16,17 AND 18, First Subdivision of Brownsville, of record in Book 161, Page 149, Register's Office of Davidson County, Tennessee. Said property fronts 50 feet on Fall Street and runs back between parallel lines 130 feet to a 50 foot line on rear bordering a 10 foot alley.

Being the same property conveyed to Shawn L. Pykosh by Warranty Deed from Robert G. Bronson, unmarried, dated February 8, 1990 and recorded February 12, 1990 in Book 8044, Page 272, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shawn Wilson and husband, Daniel W. Wilson by Quitclaim Deed from Shawn L. Pykosh, by and through Christeen Welch, Trustee, dated May 10, 1996 and recorded May 22, 1996 in Book 10057, Page 1, Register's Office of Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Shawn L. Wilson by Quitclaim Deed from Daniel W. Wilson dated June 12, 2001 and recorded June 15, 2001 in Instrument No. 20010615-

0063761, Register's Office of Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Shawn L. Wilson, unmarried, by Quitclaim Deed from Daniel W. Wilson, unmarried, dated 01/26/2024, recorded 02/05/2024, in Instrument No. 202402050008063, Register's Office of Davidson County, Tennessee.

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: 208 Fall Street, Nashville, TN 37206

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 used, 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 31st day of January, 2024.

Shawn L. Wilson

STATE OF TENNESSEE
COUNTY OF Dickson

On this 31st day of January, 2024, before me personally appeared Shawn L. Wilson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2024.

Notary Signature
My commission expires:

AMANDA N. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 2/26/2025

Certificate of Authenticity

I, Joshua A. Terry, 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 1/31/24.

Affiant Signature – Joshua A. Terry

2/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27