RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-19280-24

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1099656 DEEDWARR
02/09/2024 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20240209-0009265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of Feb, 2024

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Palmieri 415 Church Street, #1411, Nashville, TN 37219	~~Same address as new owner~~ New American Funding, LLC 14511 Myford Rd. Suite 100 Tustin, CA 92780	093-06-1J-073-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($415,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WHITNEY WILSON AND BENJAMIN WILSON, AS TRUSTEES FOR THE WHITNEY WILSON REVOCABLE LIVING TRUST AND BENJAMIN WILSON AND WHITNEY WILSON, AS TRUSTEES FOR THE BENJAMIN WILSON REVOCABLE LIVING TRUST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIC PALMIERI, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1411 on the Plan of Veridian, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act, as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed Establishing Viridian, a Condominium, of record in Instrument #20061004-0122833, and addendum of record in Instrument #20061004-0122834, Register's Office for said County, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on said Master Deed, together with a percentage of interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Whitney Wilson and Benjamin Wilson, as Trustees for the Whitney Wilson Revocable Living Trust, and Benjamin Wilson and Whitney Wilson, as Trustees for the Benjamin Wilson Revocable Living Trust, from Benjamin Wilson and wife, Whitney Wilson, by Quitclaim Deed dated September 20, 2018 and recorded October 19, 2018 in Instrument #20181019-0103909, Register's Office for said County.

Being the same property conveyed to Benjamin Wilson and wife, Whitney Wilson, from Rey Black, a

single woman, by Warranty Deed dated April 28, 2017 and recorded May 2, 2017 in Instrument #20170502-0042964, Register's Office for said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 415 Church Street, #1411, Nashville, TN 37219

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of February, 2024

GRANTOR(S)

the Ben Wilson Revocable Living Trust

By: _____
Benjamin Wilson, Trustee

the Ben Wilson Revocable Living Trust

By: _____ Trustee
Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Benjamin Wilson and Whitney Wilson, Trustees of the Ben Wilson Revocable Living Trust, 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.

WITNESS my hand and seal, this the 7 day of ~~February~~, 2024.

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

GRANTOR(S)

the Whitney Wilson Revocable Living Trust

By: _____
Benjamin Wilson, Trustee

the Whitney Wilson Revocable Living Trust

By: _____
Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Benjamin Wilson and Whitney Wilson, Trustees of the Whitney Wilson Revocable Living Trust, 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.

WITNESS my hand and seal, this the 7 day of Feb 2024.

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: Aug 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/7/24 (date of document).

Affiant Signature

2/9/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9 day of Feb, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY