Karen Johnson Davidson County
Batch# 1113958 DEEDWARR
03/22/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240322-0019973

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/23/28
(AFFIX/SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-07402

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gage Lee Mosley and Baylee Danielle Terranova 3588 Binkley Road Joelton, TN 37080	Gage Lee Mosley and Baylee Danielle Terranova 3588 Binkley Road Joelton, TN 37080	014 00 0 191.00

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, **Louie Dean Wilson, Michael Gene Wilson, and Katherine Louise Wilson Mullen, heirs at law of Manual Kenneth Wilson, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gage Lee Mosley, an unmarried man Baylee Danielle Terranova, an unmarried woman, as joint tenants with rights of survivorship**, 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. 3, on the Plan of CARLOS FORD SUBDIVISION, of record in Book 6050, Page 344, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Manuel Kenneth Wilson and Wife, Mamie C. Wilson, by Warranty Deed from Joe N. Smith and Wife, Elizabeth Christine Smith, of record in Book 11216, Page 339, in the Register's Office of Davidson County, Tennessee, dated November 20, 1998 and recorded on November 23, 1998.

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: 3588 Binkley Road, Joelton, TN 37080

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 20th day of March, 2024

Louie Dean Wilson, Michael Gene Wilson, and Katherine Louise Wilson Mullen, heirs at law of Manual Kenneth Wilson, deceased

BY: _____
Louie Dean Wilson

BY: _____
Michael Gene Wilson

BY: _____
Katherine Louise Wilson Mullen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Louie Dean Wilson, Michael Gene Wilson, and Katherine Louise Wilson Mullen, heirs at law of Manual Kenneth Wilson, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 20th day of March, 2024.

_____
Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 21, 2024.

Signature
March 21, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this March 21, 2024

Notary's Signature
My Commission Expires: 01/23/2028

