THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7136-WE

Karen Johnson Davidson County
Batch # 1130038 DEEDWARR
05/02/2024 10:35:15 AM 2 pgs
Fees: $13.00 Taxes: $2,342.56

20240502-0032158

JAMES A. WAECHTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 633,125.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-9-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Francescon	OWNER	
629 Oakley Drive		160-03-0-011.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jon Bradford Wilson, Jr., married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Francescon, unmarried man**

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. 91, on the plan of Haileywood Estates, Section V, of record in Book 2330, Page 74, Register's Office of Davidson County, Tennessee. Said lot fronts 96 feet on the southerly side of Oakley Drive and runs back 235.1 feet on the west line and 240 feet on the east line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Warner H. Williams, Jr., and wife Anna G. Williams in Deed Book 3575, Page 271, dated July 2, 1963, Register's Office of Davidson County, Tennessee.

Anna G. Williams having predeceased Warner H. Williams, Jr. on or about August 7, 1990.

Warner H. Williams Jr., having become deceased on or about March 4, 1998; Last Will and Testament in Instrument No. 20111209-0096370, devises real property to his daughter, Cynthia Ann Williams.

Cynthia Ann Williams having become deceased on or about December 9, 2023; Davidson County Probate Docket No. 24P216; devises property ~~in Schedule A~~ described above to Jon Bradford Wilson, Jr.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **629 Oakley Drive, Nashville, TN 37220**

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 our hands this the 1st day of May, 2024.

Jon Bradford Wilson, Jr.

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 **Jon Bradford Wilson, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of May, 2024.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY