Karen Johnson Davidson County
Batch # 1133810 DEEDWARR
05/13/2024 08:28:14 AM 2 pgs
Fees: $13.00 Taxes: $527.25
20240513-0034787

NEW OWNER(S):

Charles Green
322 Thunder Place
Hermitage, TN 37076

SEND TAX BILLS TO:

Charles Green
322 Thunder Place
Hermitage, TN 37076

(address of above party)

Map/Parcel 064-12-0A-322.00

TAX ASSESSOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm the actual consideration for this transfer or the value of the property transferred, whichever is is greater, is $142,500.00, which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

Affiant

Sworn to and subscribed before me this the 16th day of March, 2024.

NOTARY PUBLIC OR REGISTER OF DEEDS
My comm. expires: 11/30/24

ZOWIE TILLERY
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

COURTNEY GREEN WILKERSON

TO DEED

CHARLES GREEN

This document prepared upon information given by the parties, for which the preparer assumes no responsibility.
Prepared by:
Tecia Puckett Pryor
Attorney-at-Law
312 West Broad Street
Smithville, TN 37166

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of same being hereby acknowledged, **COURTNEY GREEN WILKERSON**, has this day bargained and sold, and does hereby transfer and convey, unto **CHARLES GREEN**, his heirs and assigns, her one-half (1/2) undivided interest in certain lands situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 322, as shown on the Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as shown on plat of record in Plan Book 6250, Page 118, a Horizontal Property Regime, filed as Schedule "A" to and established by the Master Deed of record in Book 5513, Page 713; Deed of Correction of Master Deed of record in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mary R. Gossett by Warranty Deed from Linda Lee Floyd of record in Instrument 20161020-0110941, Register's Office for Davidson County, Tennessee, dated 10/18/2016 and recorded on 10/20/2016. Mary R. Gossett is now deceased, and by virtue of her Last Will and Testament of record in Davidson County Circuit Court, Probate Division, Docket No. 34P499, said lands were devised to Charles Green and Courtney Green Wilkerson in equal shares, Grantee and Grantor herein. For further reference, see Order Admitting Will to Probate of record in Instrument No. 20240513-0034785, and Last Will and Testament of record in Instrument No. 20240513-0034786, said Register's Office.

TO HAVE AND TO HOLD a one-half undivided interest in said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said **CHARLES GREEN**, his heirs and assigns, forever.

Grantor covenants with the grantee herein that she is lawfully seized and possessed of a one-half (1/2) undivided interest in said lands in fee simple; that she has a good and lawful right to convey same; that same are unencumbered; and she does warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor hereunto affixes her signature on this the 16th day of March, 2024.

Courtney Green Wilkerson
COURTNEY GREEN WILKERSON
GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the aforesaid state and county, **COURTNEY GREEN WILKERSON**, the bargainor(s), with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Hermitage, Tennessee, on this the 16th day of March, 2024.

Tecia Puckett Pryor
NOTARY PUBLIC

My comm. expires: 08/27/2026

TECIA PUCKETT PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY