Karen Johnson Davidson County
Batch# 1137755 DEEDWARR
05/22/2024 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240522-0038006

ADDRESS NEW OWNER: Jerry D. Wilson
3573 McCains Lane
Columbia TN 38401

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 131050B30300CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004
(No title insurance issued.)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jeff D. Wilson and Mary Beth Wilson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jerry D. Wilson, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 303, FOUR SEASONS CONDOMINIUM, as shown on Exhibit "D" of Book 6841, Page 349, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeff D. Wilson and Mary Beth Wilson, husband and wife, from Richard C. Waits, II, and Gina M. Waits, husband and wife, by Warranty Deed recorded on November 22, 2017, in Instrument No. 20171122-0120190, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 303 Summit Ridge Drive, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Master Deed for Four Seasons Condominiums of record in Book 6841, Page 349, as amended in Book 6847, Page 122, in the Register's Office for Davidson County, Tennessee.(3) Subject to all matters shown on the plan of record in Book 5050, Page 30, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.(4) Charter of Incorporation of Four Seasons Homeowner's Association of record in Book 6855, Page 917, as amended in Book 8176, Page 697, said Register's Office.(5) Subject to the terms and conditions of the Easement of record in Book 7776, Page 899, said Register's Office.(6) Subject to the terms and conditions of the Easement and Agreement and Consent of record in Book 6869, Pages 157 and 162, as re-recorded in Book 6870, Page 966, said Register's Office.(7) Subject to the terms and conditions of the Easement Agreement of record in Instrument No. 20010912-0099679, said Register's Office.(8) Subject to the terms and conditions of the Agreement regarding utility service as set forth in Instrument of record in Book 4821, Page 20, said Register's Office.(9) Engineering Report of record in Book 6847, Page 125, said Register's Office.(10) Subject to the terms and conditions of the Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20120521-0043888, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of May 2024.

Jeff D. Wilson

Mary Beth Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jeff D. Wilson and Mary Beth Wilson, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 21st day of May 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $375,000.00.

Affiant

Subscribed and sworn before me this 21st day of May 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2405-065

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **May 21st, 2024** (date of document).

Cindy S. Smith, Affiant

05/21/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 21st day of May, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026