RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-22066-24

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1148363 DEEDWARR
06/18/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240618-0045678

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of June, 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
Denise I. Joscelyn 724 Blue Brick Place Hermitage, TN 37076	Same address as new owner	064-12-0A-724-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($ 295,000.00) 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, **FLOYD B. NATHAN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DENISE I. JOSCELYN, UNMARRIED** , 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:

Lying and being in Davidson County, Tennessee, and being Unit No. 724 on the Plan of Site Plan, Section 2, Fox Run Condominiums, of record in Book 5200, page 148, revised in Book 6250, page 118, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Floyd B. Nathan from the Estate of Jo Anne Wright by Warranty Deed dated April 1, 2022 and recorded April 4, 2022 in Instrument #20220404-0038539, said Register's Office.

Being the same property conveyed to Susan L. Hicks from Susan L. Hicks, Executor of the Estate of Jo Anne Wright, by Executor's Quitclaim Deed dated February 18, 2022 and recorded February 23, 2022 in Instrument #20220223-0020572, said Register's Office.

Being the same property conveyed to Charles D. Wright and wife, Jo Anne Wright, from George E. Harrington and wife, Christine M. Harrington, by Warranty Deed dated May 27, 1986 and recorded June 2, 1986 in Book 6874, page 622, said Register's Office. The said Charles D. Wright having since died July 25, 2003, survived by his spouse, Jo Anne Wright; See Affidavit of Inheritance of record in Instrument #20031106-0163412. The said Joanne Wright having since died September 9, 2021, and by Last Will and Testament probated under Docket No. 21P2152, Circuit Court for said County, the property was devised to Susan L. Hicks.

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: 724 Blue Brick Place, Hermitage, TN 37076

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 11 day of June, 2024

GRANTOR(S)

Floyd B. Nathan

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Sarasota

Personally appeared before me, a Notary Public, **Floyd B. Nathan**, 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 11 day of June, 2024.

Notary Public

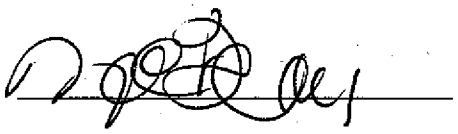
DINESHWAR LALL
Notary Public, State of Florida
Commission No. HH 15176
Commission Expires 06/28/2024

Dineshwar Lall
Printed Notary Name

My commission expires: 6/28/2024

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **6/11/24** (date of document)



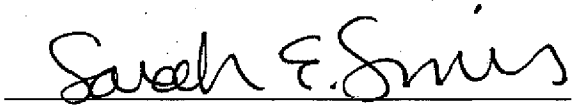
6/18/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **18** day of **June**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

