Karen Johnson Davidson County
Batch# 1164959 DEEDWARR
08/01/2024 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240801-0058517

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 IRENE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TN COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 1 day of August, 2024. Notary Public My Commission Expires: 10/20/2026

WARRANTY DEED

Address New Owner: Gretchen Abbey Flaig and Grant Edward Templeton 1323 Chester Avenue Nashville, TN 37206	Send Tax Bills to: ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 07.214.03.06.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES WILSON AND KAYLA WILSON F/K/A KAYLA BORG, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GRETCHEN ABBEY FLAIG, AND GRANT EDWARD TEMPLETON, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21 on the Plan of Block "A" Belle Forest No. 2, of record in Book 843, Page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Wilson and Kayla Borg, husband and wife by Deed dated June 5, 2019 from Jennifer Barrie, unmarried, recorded June 10, 2019, in Instrument Number 201906100055645, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1323 Chester Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2024.

CHARLES WILSON

KAYLA WILSON

STATE OF New York)
)
COUNTY OF Westchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES WILSON AND KAYLA WILSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of July 2024.

Notary Public
My Commission Expires: _____

ANNMARIE F. ADDEO
NOTARY PUBLIC STATE OF NEW YORK
WESTCHESTER COUNTY
LIC. #02AD5041566
MY COMMISSION EXPIRES APRIL 10, 2027

Certificate of Authenticity

I, Kinkra Spann, 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 7/29/2024.

Date

Affiant Signature

8/01/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of August, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY