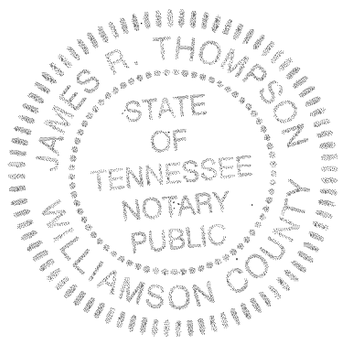
Karen Johnson Davidson County
Batch# 1171523 DEEDWARR
08/16/2024 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $4,717.50
20240816-0063228

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON (R) Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2024.

Notary Public

My commission expires: 6-18-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brigitte B. Hubbard	Rocket Mortgage, LLC	116-08-08-046.00
46 Concord Park East	1050 Woodward Ave	
Nashville, TN 37205	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LORETTA KATHERINE WILSON, EXECUTRIX OF THE ESTATE OF PATRICIA E. WILSON AND LORETTA KATHERINE WILSON, TRUSTEE OF THE RESIDUAL TRUST AKA TESTAMENTARY TRUST OF PATRICIA E. WILSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIGITTE B. HUBBARD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain building site identified as Unit No. 46, as shown on the Revised Plan of Sugartree, Phase 2, Revision No. 2, as of record in Book 4860, pages 79 and 80, Register's Office, Davidson County, Tennessee, as corrected by Decree of record in Book 5486, page 975, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to James P. Wilson and wife, Patricia C. Wilson by Warranty Deed from Christy Wilkins Ivey dated April 1, 1987 and recorded April 7, 1987 in Book 7194, Page 554, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patricia C. Wilson By Quitclaim Deed from James P. Wilson dated October 13, 1993 and recorded November 12, 1993 in Book 9149, Page 538, said Register's Office.

Being the same property conveyed to James P. Wilson by Quitclaim Deed from Patricia C. Wilson dated January 31, 2006 and recorded February 3, 2006 in Instrument No. 20060203-0013444, Register's Office of Davidson County, Tennessee.

James P. Wilson having died on November 27, 2007; Affidavit of Heirship in Instrument No. 20081126-0115910 by Patricia C. Wilson (self-serving). Patricia C. Wilson having died on April 14, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 46 Concord Park East, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2024.

Estate of Patricia E. Wilson

By: _____
Loretta Katherine Wilson, Executrix

Residual Trust AKA Testamentary Trust of Patricia E. Wilson

By: _____
Loretta Katherine Wilson, Trustee

STATE OF CALIFORNIA
COUNTY OF _____ See Attached

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Loretta Katherine Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Patricia E. Wilson, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2024.

See Attached APA
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF _____ See Attached

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Loretta Katherine Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Residual Trust AKA Testamentary Trust of Patricia E. Wilson, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2024.

See Attached APA
Notary Public

My Commission Expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SONOMA

S.S.

On 08-15-2024 before me, CLIVE K. PRASAD NOTARY PUBLIC,

(Name of Notary Public, Title)

personally appeared LORETTA KATHERINE WILSON

(Name of Signer(s))

(Name of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

NRO1 NRO1

Signature

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

W.D. - TRUSTOR

containing 3 pages, and dated 8-15-24.

The signer(s) capacity or authority is/are as:

- ☑ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ (Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☑ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SONOMA s.s.

On 08-15-2024 before me, CLIVE K. PRASAD, NOTARY PUBLIC,
Name of Notary Public, Title

personally appeared LORETTA KATHERINE WILSON
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

WITNESS my hand and official seal.

Signature of Notary

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of W. D. - EXECUTRIX, containing 3 pages, and dated 8-15-24.

The signer(s) capacity or authority is/are as:

- ☑ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____

Additional Information

Method of Signer Identification _____

Proved to me on the basis of satisfactory evidence:

- ☑ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

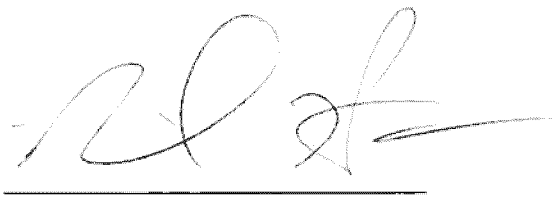
Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)
- ☐ _____

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Certificate of Authenticity

I, Nick Harris, 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 **August 15, 2024**.



Affiant Signature

8/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **August**, 20 **24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

