This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-4002-AJ

Karen Johnson Davidson County
Batch# 1173095 DEEDWARR
08/22/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20240822-0064439

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $296,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael R. Weaver 4013 Hathaway Street Franklin, TN 37064	United Wholesale Mortgage, LLC PO BOX 202028 Florence, SC 29502-2028	026 02 0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kayla Marie Wilson, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Weaver, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of SUBDIVISION OF WINDSOR GREEN, PHASE II, SECTION III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Kayla Marie Anderton, a married woman, by Quitclaim Deed from Mark Kyle Anderton, successor Trustee of "The Anderton Irrevocable Catastrophic Illness Trust" dated April 4, 2018, of record in Instrument No. 20231013-0080609, in the Register's Office of Davidson County, Tennessee, dated October 12, 2023 and recorded on October 13, 2023. Kayla Marie Anderton has sinced married and is now known as Kayla Marie Wilson. Joshua Wilson joins in this conveyance to transfer any and all interest he may have in the property marital or otherwise.

This is improved property located at: **307 Chiswick Court, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of August, 2024.

GRANTOR:

Kayla Marie Wilson

Kayla Marie Wilson

Joshua Wilson

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kayla Marie Wilson and Joshua Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of August, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202408220064439

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/19/2024.

Affiant Signature

08/21/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/21/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY