Karen Johnson
Batch # 1180338
09/11/2024 10:00:08 AM
Fees: $13.00 Taxes: $943.50
Davidson County
DEEDWARR
2 pgs
20240911-0070027

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2024.

Notary Public

My commission expires: 6-23-25

(AFFIX SEAL)

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Girgis Saber	Girgis Saber	**Map 095-11-0 Parcel 087-00**
2214 Pittswood Dr.	1925 Dabbs Ave	
Nashville, TN 37214	Nashville, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles Wayne Wilson and Patricia Moore Wilson, Trustees of The Wilson Family Revocable Trust dated June 26, 2003

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Girgis Saber

HEREINAFTER CALLED THE GRANTEES, 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. 29 on the Plan of Cloverdale, of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Charles F. Wilson and wife, Ellna Wilson by Deed dated June 15, 1953, from Southland Construction Company, a Tennessee corporation, of record in Book 2149, Page 381, said Register's Office for Davidson County. The said Ellna Wilson having died on December 14, 1990, leaving Charles F. Wilson as the surviving tenant by the entirety. The said Charles F. Wilson, being one and the same person as Charles Freeman Wilson, having died testate on September 3, 2001, and whose Estate was probated in Docket No. 02P-607, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Pursuant to his Will, the property was devised to his four children in equal shares, being Joyce Gail Gebdardt, being one and the same as Joyce Gail Gebhardt, Jerrell Dewayne Wilson, Royce Dean Wilson, and Charles Wayne Wilson. The said property was further conveyed to Charles Wayne Wilson and Patricia Moore Wilson, Trustees, of The Wilson Family Revocable Trust dated June 26, 2003, by Quitclaim Deed dated February 19, 2008, from Joyce Gail Gebhardt and husband, John Gebhardt, Royce Dean Wilson and wife, Judy Wilson, Jerrell Wilson and wife, Georgia R. Wilson, and Charles Wayne Wilson and wife, Patricia Moore Wilson, and James N. Bryan, Jr., Trustee, of record in Instrument No. 20080318-0027294, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2133, Page 9, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved (____) property, known as **2214 Pittswood Dr., Nashville, TN 37214**

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

Witness my/our hand(s) this **9th** day of **September, 2024.**

Charles Wayne Wilson Trustee

Charles Wayne Wilson, Trustee of The Wilson Family Revocable Trust

Patricia Moore Wilson Trustee

Patricia Moore Wilson, Trustee of The Wilson Family Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles Wayne Wilson and Patricia Moore Wilson, Trustees of The Wilson Family Revocable Trust,** the within named seller, 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 official seal at Nashville, Tennessee, this **9th** day of **September, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24