Return to: 24-4924
Four Star Title, LLC
2500 N. Mount Juliet Rd
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson
Batch # 1182368
09/17/2024 09:30:03 AM
Fees: $13.00 Taxes: $2,590.00
20240917-0071780

Davidson County
DEEDWARR
2 pgs

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

State of Tennessee
County of ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Alex Shorr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2024

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan E. Leath	United Wholesale Mtg, LLC	141-15-0-D-004.00 CO
(NAME)	(NAME)	
7505 Staffordshire Drive	585 South Boulevard E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Todd Wilson and Deborah Wilson, husband and wife, and Jeffrey Wilson and Andrea Wilson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan E. Leath, a married woman and Rachel E. Leath, an unmarried woman, as Joint Tenants with Rights of Survivorship,** 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. 4 on the Plan of Resubdivision of Lots 4, 5, 6 and 7, Sheffield on the Harpeth, Phase I, of record in Book 6900, page 494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Wilson and Deborah Wilson, husband and wife, and Jeffrey Wilson and Andrea Wilson, husband and wife, by Warranty Deed from Karin J. Kelley, an unmarried woman, dated August 27, 2020, of record in Instrument No. 20200909-0102664, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7505 Staffordshire Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 6900, page 9; Book 6900, pages 10 and 11 and Book 6900, page 494; Restrictions of record in Book 6925, page 900; Book 7795, page 954, amended in Book 8505, page 598; Book 8747, page 97 and book 9313, page 806; By-Laws of record in Book 7145, page 964, amended in Book 8146, page 463; Easement for transmission line of record in Book 4136, page 525; Easement to TVA of record in Book 4276, page 731; Easement for water lines of record in Book 5738, page 829; Articles of Incorporation of record in Book 6939, page 983; Unanimous consent resolutions for maintenance of concrete splash-ways and drainage facilities of record in Book 8276, page 238; Variance Agreement of record in Instrument No. 20240821-0064367; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 5th day of September, 2024.

Todd Wilson

Deborah Wilson

Jeffrey T. Wilson

Andrea L. Wilson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Todd Wilson, Deborah Wilson, Jeffrey T. Wilson, and Andrea L. Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of September, 2024.

Notary Public
My Commission Expires: _____

File No.: 38747

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027