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THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4793
Parcel ID: 160-15-0A-024.00

Karen Johnson Davidson County
Batch# 1185426 DEEDWARR
09/24/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240924-0074120

Property Address:
127 Hearthstone Manor Circle, Brentwood, TN 37027

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
WTG Trust
127 Hearthstone Manor Circle
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **WILLIAM THOMAS GIDDENS AND ELIZABETH JEANINE GIDDENS, CO-EXECUTORS of ESTATE OF DONNA M. HOLLEMAN, DECEASED** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **WTG TRUST, dated March 25th, 2022**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 24, Building No. 5 on the Plan of Hearthstone Manor, Phase II, a Planned Unit Development, of record in Book 6250, page 215, as amended in Book 6250, page 492 and Book 6600, page 3, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to DONNA M. GIDDENS a/k/a DONNA M. HOLLEMAN by Deed dated July 28, 1986 from MARIE N. BURKHALTER, unmarried, recorded July 30, 1986, in Book 6933, Page 216, in the Official Records of Davidson County, Tennessee. Donna M. Holleman is now deceased on November 5, 2023. Pursuant to her Last Will and Testament, Probate Case No. 23PR-13414, Chancery Court for Davidson County, Tennessee, Co executors William Thomas Giddens and Elizabeth Jeanine Giddens are vested with authority to convey said property.

This is improved property known as, 127 Hearthstone Manor Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, its successors, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6200, page 144, Book 6200, page 6200, page 642, Book 6250, page 215 and Book 6250, page 492, Register's Office for Davidson County, Tennessee.

3. Quitclaim Deed to Homeowners Association for Common Spaces as contained in Book 6499, page 739, Book 6582, page 158 and Book 7393, page 746, Register's Office for Davidson

County, Tennessee

4. Charter for Homeowners Association of record in Book 6437, page 852, Book 7679, page 16 and Book 7769, page 494, Register's Office for Davidson County, Tennessee.

5. Bylaws for Homeowners Association of record in Book 7403, page 568 and Instrument Number 20080624-0064983, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 5409, page 485, Book 5479, page 422, Book 6424, page 839, Book Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7393, page 746, Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149, Book 11749, page 481 and Instrument Number 20060510-0054690, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 23 day of September, 2024.

ESTATE OF DONNA M. HOLLEMAN

By: Elizabeth Jeanine Giddens
ELIZABETH JEANINE GIDDENS, CO-EXECUTOR

By: William Thomas Giddens
WILLIAM THOMAS GIDDENS, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **WILLIAM THOMAS GIDDENS AND ELIZABETH JEANINE GIDDENS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the **CO-EXECUTORS** of the **ESTATE OF DONNA M. HOLLEMAN**, the within name bargainer, and that they as such CO-EXECUTORS, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as **CO-EXECUTORS**, respectively.

WITNESS my hand and official seal this 23 day of September, 2024.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $490,000.00.

Affiant

SWORN TO and subscribed before me on this 23rd day of September, 2024.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Anthony N. Greco, 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 the 23rd day of September, 2024.

9/23/24

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 23rd day of September, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027