7742

Karen Johnson Davidson County
Batch# 1188377 DEEDWARR
10/01/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,829.65
20241001-0076012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 414,500.00

Affiant

Subscribed and sworn to before me, this 27 day of Sept, 2024.

Notary Public
My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Paul Wilkinson **Shelly Fleming Wilkinson**	Fifth Third Bank	**07600006000**
975 Old Lebanon Dirt Rd	PO Box 630170	
Hermitage, TN 37076	Cincinnati, OH 45263	

FOR AND IN 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 ACKNOWLEDGE, WE,

Terri Malone, unmarried

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

John Paul Wilkinson and Shelly Fleming Wilkinson, husband and wife

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:

TRACT ONE:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a P. K. Nail in the center line of Old Lebanon Dirt Road; thence Northwest 52 degrees 08', 00",804.25 feet to an iron rod; thence Northeast 28 degrees 33' 46", 293.01 to an iron rod; thence Southeast 52 degrees, 08' 00" 626.17 feet to an iron rod: thence Southeast 09 degrees, 26' 09", 368.49 feet to an iron rod; thence Southwest 86 degrees 59 59', 04" 60.00 feet to the point of beginning, containing 5.00 acres more or less.

Being the same property conveyed to Timothy Malone and wife, Terri Malone, by Quitclaim Deed from Bobby Malone and wife, Joyce Malone, dated August 18, 1995, of record in Book 9767, Page 651, in the Register's Office for Davidson County, Tennessee. Timothy Malone died November 24, 2023, leaving Terri Malone as the sole surviving tenant. Terri Malone is also known as Teresa Malone.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following described property conveyed to Joyce Malone, by Quitclaim Deed from Timothy Malone and wife, Terri Malone, dated July 16, 2018, of record in Instrument No. 20180716-0068880, as corrected by Scrivener's Affidavit in Instrument No. 20180719-0070465, in the Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at an iron pin found at the westerly corner of the described property, said pin being the POINT OF BEGINNING. Thence with the southwest line of Bobby Malone (book 7157, page 871, R.O.D.C.T.) S 52°08'00" E, a distance of 626.17 feet to an iron pin; thence severing the lands of Timothy Malone N 57°06'50" W, a distance of 619.70 feet to an iron pin set; thence N 28°33'46" E, a distance of 54.52 feet to the POINT OF BEGINNING; said described tract containing 0.39 Acres, more or less.

TRACT TWO:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at an iron pin found at the southwest corner of the described property, said pin located on the north margin of Old Lebanon Dirt Road, 25' from its centerline and being the POINT OF BEGINNING. Thence leaving said margin and with the west line of Bobby Malone, N 09°26'09" W, a distance of 368.49 feet to an iron pin; thence severing Bobby Malone's property, S 23°00'22" E, a distance of 389.64 feet to an iron pin on the north margin of Old Lebanon dirt road; thence with said margin, S 86°58'30" W, a distance of 92.00 feet to the POINT OF BEGINNING; said described lot containing 0.39 Acres, more or less.

Being the same property conveyed to Timothy Malone and wife, Terri Malone, by Quitclaim Deed from Joyce Malone, dated July 16, 2018, of record in Instrument No. 20180716-0068878, in the Register's Office for Davidson County, Tennessee. Timothy Malone died November 24, 2023, leaving Terri Malone as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 975 Old Lebanon Dirt Rd, Hermitage, TN 37076.

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 in 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.

Terri Malone Date: 9-27-2024
Terri Malone

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Terri Malone, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2024.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

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 27 day of Sept, 2024

9-27-2024

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27 day of Sept, 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