# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1192352 DEEDWARR
10/10/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20241010-0078780

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024080144

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Robert F Starnes | | |
| (NAME) | (NAME) | |
| 161 Cheasapeake Harbor Blvd | Same as New Owner | 075-13-0-176.00 |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($130,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HIRAM WILLIAM WILSON, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F STARNES, 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. 54, as shown on the map entitled Hermitage Hills, Section 1, of record as Plat Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HIRAM WILLIAM WILSON AND WIFE, MARTHA A. WILSON, by deed from JAMES H. ROWE, SR., AND WIFE, ANNIE LOU ROWE, of record in Book 4821, Page 143, dated May 30, 1974, said Register's Office. Further vested to HIRAM WILLAIM WILSON by Final Decree of record in Book 5714, Page 668, dated May 15, 1979, said Register's Office

unimproved ☐
This is improved ☒ property, known as 315 Bonnaridge Drive, Hermitage, TN 37076
(House No.) (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.

Executed by my hand this the 4th Day of October 2024.

Hiram William Wilson By Sophonia Choy

As attorney in fact by POA

HIRAM WILLIAM WILSON BY SOPHONIA CHOY
AS ATTORNEY IN FACT BY POA of record as
Instrument No. 20240411-0025826, Registers Office for Davidson County, TN

STATE OF TENNESSEE

County OF Davidson

On, 4th of October, 2024, before me personally appeared SOPHONIA CHOY, to me known to be the person who executed the foregoing instrument on behalf of HIRAM WILLIAM WILSON as Attorney in Fact and who acknowledged that she executed the same as the free act and deed of the said HIRAM WILLIAM WILSON.

Witness my hand and official seal, this 4th the Day of October 2024.

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

(SEAL)

My Commission Expires: May 9, 2026

**Please return to**
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

# Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 10-4-24.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 10-4-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10-4-24.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

