Karen Johnson Davidson County
Batch# 1193727 DEEDWARR
10/15/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241015-0079967

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-24-25
(AFFIX SEAL)

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0577

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ehab Joseph Hana	Loan # 240912465 Legacy Home Loans DBA Steadfast Mortgage, ISAOA/ATIMA	Map: 15007009400
(NAME) 1524 Abode Blvd.	(NAME) 408 Highway 76	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DREW ALAN WILKERSON, TRUSTEE OF THE WLW IRREVOCABLE TRUST DATED MARCH 26, 2024,

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

EHAB JOSEPH HANA, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 144, Section 4A, The Country, as of record in Book 5200, pages 138 and 139, 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 the WLW Irrevocable Trust , by Amended Quitclaim Deed from Willard Leon Wilkerson, of record in Instrument No. 20241003-0076847, dated October 3, 2024, Register's Office for said County. And being the same property conveyed to the WLW Irrevocable Trust, by Quitclaim Deed from Willard Leon Wilkerson, of record in Instrument No. 20240408-0024555, dated March 24, 2024, Register's Office for said County. See also prior deed of record in Book 7067, Page 819, said Register's Office. The said Billie J. Wilkerson died October 25, 2021.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 138 and 139, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3352 Country Way Rd., Antioch, TN 37013
(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.

Witness our hands this 7th day of October, 2024.

WLW Irrevocable Trust dated March 26, 2024

BY: _____ Trustee
Drew Alan Wilkerson, Trustee

STATE OF OHIO
COUNTY OF BUTLER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Drew Alan Wilkerson, Trustee of the WLW Irrevocable Trust dated March 26, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee, of the WLW Irrevocable Trust dated March 26, 2024, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2024.

My commission expires: 2/3/2026

_____
Notary Public

NOTARY PUBLIC STATE OF OHIO

LORNA M GARIBIAN
Notary Public
State of Ohio
My Comm. Expires
February 3, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 8, 2024.

J. Carlton Drumwright

October 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY