Karen Johnson Davidson County
Batch# 1194070 DEEDWARR
10/16/2024 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20241016-0080082

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2024.

Notary Public:
My Commission Expires: 9/27/26

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michael T. Price and Shannon S. Price 8121 Whites Creek Pike Joelton TN 37080	New Owner	008-00-0-196.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Judith R. Wilkerson, Trustee of the Wilkerson Family Revocable Living Trust dated December 9. 2015 and Judith R. Wilkerson, Trustee of the Bernard Ralph Wilkerson Marital Trust UA dated December 9. 2015**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Michael T. Price and Shannon S. Price, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being a 10 acre tract of land and driveway situated in Davidson County, Tennessee and lying to the west of Whites Creek Pike North of Baxter Road, and being described according to an unrecorded description of a proposed tract and driveway by John B. Kohl, III RLS No. 100, 400 7th Avenue South, Nashville, TN 37203 dated August 7, 1996 and being more particularly described as follows:

TRACT 1:
Commencing on the westerly right of way of Whites Creek Pike at the northeasterly corner of the above mentioned tract, thence leaving said right of way of said road and running S 78 deg 10' 10" W 759.53 feet; thence S 82 deg 28' 48" W 267.61 feet; thence N 1 deg 54' 29" W 528.00 feet; thence 89 deg 33' 23" W 669.90 feet to a common corner of the original tract and the lands of Albert W. Fisher; thence leaving the original property line and running with a tie line to the proposed tract as follows: S 48 deg 13' 19" W a distance of 353.2 feet to the point of beginning of the herein described tract; thence leaving the northeasterly corner of the proposed tract; thence leaving the northeasterly corner of the proposed tract and running S 0 deg 20' 28" E, 660.00 feet to the southeasterly corner of the proposed tract; thence S 89 deg 39' 32" W 660.00 feet to the southwesterly corner of the proposed tract; thence N 0 deg 20' 28" W 660.00 feet to the northwesterly corner of the proposed tract; thence N 89 deg 39' 32" E. 660.00 feet to the point of beginning of the herein described proposed tract containing 10 acres more or less.

TRACT 2:
Commencing at the northeasterly corner of the property being described in deed book 9324, page 905, Register's Office for Davidson County, Tennessee said point being located N 18 deg 47' 38" W 60.00 feet from the southeasterly corner of the aforementioned deed; thence with the westerly right of way of Whites Creek Pike approximately N 18 deg 47' 36" W 13.1 feet more or less to the intersection of the centerline of an existing gravel drive and the point of beginning of the herein described driveway; thence leaving the right of way of Whites Creek Pike and running generally with the centerline of said driveway as follows: S 73 deg 49' W 142.8 feet; thence S 76 deg 59' W 218.9 feet; thence S 75 deg 03' W 237.8 feet; thence with a curve to the right with a radius of 944.3 feet, an arc length of 199.4 feet along a chord of S 74 deg 35' W and a chord distance of 199.0 feet; thence S 84 deg 37' W 181.5 feet; thence with a curve to the right with a radius 111.3 feet, an arc length of 123.9 along a chord of N 62 deg 05' W and a chord distance of 117.6 feet; thence with a curve to the

left with a radius of 196.9 feet an arc length of 127.6 along a chord bearing of N 55 deg 50' W and a chord distance of 125.3 feet; thence N 83 deg 28' W 89.9 feet; thence S 89 deg 21' W 130.2 feet; thence N 86 deg 35' W 70.1 feet; thence N 82 deg 28' W 84.8 feet, thence N 85 deg 55' W 53.2 feet; thence S 84 deg 11' W 54.9 feet; thence S 77 deg 53' W 283.7 feet more or less to the easterly line of a proposed 10 acre tract and the terminus of the herein described driveway; thence with the easterly line of said proposed tract N 20 deg 28' W a distance of 216.3 feet more or less to the northeasterly corner of the proposed 10 acre tract.

BEING PART OF the same property conveyed to Bernard R. Wilkerson and wife, Judy O. Wilkerson, by Deed from Nell Burklin Smiley, Executrix of the Estate of Mary B. Lain, dated 4/27/1994 and recorded 4/27/1994 in Book 9324, Page 905, in the Register's Office of Davidson County, Tennessee. Bernard R. Wilkerson and wife, Judy O. Wilkerson subsequently conveyed the above described property to Bernard Ralph Wilkerson and Judith R. Wilkerson, Trustees, Wilkerson Family Revocable Living Trust dated December 9, 2015 by Quitclaim Deed dated 1/26/2016 and recorded 2/4/2016 in Instrument No. 20160204-0011128, in the Register's Office of Davidson County, Tennessee. The said Bernard R. Wilkerson, also known as Bernard Ralph Wilkerson having since died on July 25, 2022. Judith R. Wilkerson, Trustee, Wilkerson Family Revocable Living Trust dated December 9, 2015 subsequently conveyed a one-half (½) interest to Judith R. Wilkerson, Trustee, Bernard Ralph Wilkerson Marital Trust UA dated December 9, 2015 by Quitclaim Deed dated 7/10/2023 and recorded 7/18/2023 in Instrument No. 20230718-0055006, in the Register's Office of Davidson County, Tennessee, thereby vesting subject property in Judith R. Wilkerson, Trustee, Wilkerson Family Revocable Living Trust dated December 9, 2015, as to a one-half (1/2) interest and Judith R. Wilkerson, Trustee, Bernard Ralph Wilkerson Marital Trust UA dated December 9, 2015, as to a one-half (1/2) interest. The said Judy O. Wilkerson and Judith R. Wilkerson are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Right of Way Easement conveyed in Book 9324, Page 905, in the Register's Office of Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 8121 Whites Creek Pike, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 4th day of October, 2024.

Wilkerson Family Revocable Living Trust dated December 9. 2015

BY: Judith R. Wilkerson, Trustee
Judith R. Wilkerson, Trustee

Bernard Ralph Wilkerson Marital Trust UA dated December 9, 2015

BY: Judith R. Wilkerson, Trustee
Judith R. Wilkerson, Trustee

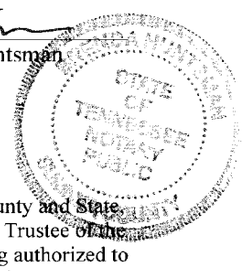
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith R. Wilkerson with whom I am personally acquainted and who proved herself to be the Trustee of the Wilkerson Family Revocable Living Trust dated December 9, 2015, the bargainor(s), who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

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

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



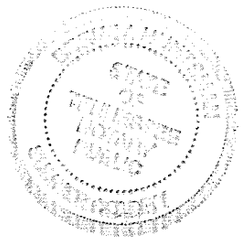
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith R. Wilkerson with whom I am personally acquainted and who proved herself to be the Trustee of the Bernard Ralph Wilkerson Marital Trust dated December 9, 2015, the bargainor(s), who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

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

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Brenda Huntsman**, 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 10/4/24.

Date

Brenda Huntsman

Affiant Signature

10/15/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

