WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Hannah R. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNE LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Y-FSBO-24-5ACRES

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trey C. Wilson and Hannah R. Wilson	**Same as New Owner's**	
(NAME)	(NAME)	**012-00-0-257.00**
2127 Baker Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT ADAIR AND PAMELA ADAIR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREY C. WILSON AND HANNAH R. WILSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, surveyor #823, dated April 24, 2007 and known as Job No. 070069, as follows:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHERLY MARGIN OF BAKER ROAD, SAID POINT OF BEGINNING BEING SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING 305.66 EAST OF SOUTHEAST CORNER OF THE TEEN CHALLENGE INTERNATIONAL NASHVILLE, (DOC #20006063000078443 AND D.B. 4322, PAGE 575, SAID R.O.D.C., TN); THENCE WITH THE TEEN CHALLENGE LINE N 15°37'53" E 527.97' TO AN EXISTING IRON PIN; THENCE N 13°46'34"E258.49' T AN EXISTING IRON PIN; THENCE N 04'45'26"E440.57 TO AN IRON PIN SET IN THE LINE OF CSX RAILROAD; THENCE WITH CSX S 60°28,47"E259.97 TO AN IRON PIN SET; THENCE LEAVING THE RAILROAD S 15°05'00"W 1167.10' TO AN IRON PIN SET ON THE MARGIN OF BAKER ROAD; THENCE WITH THE MARGIN OF BAKER ROAD (25' FROM CENTERLINE) N 70°51'34"W 172.36' TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS.

Being the same property conveyed to Robert Adair and wife, Pamela Adair by Warranty Deed from J. Kenneth Williams and Juanita Williams, husband and wife, dated May 11, 2017 and recorded May 17, 2016 in Instrument No. 20160517-0048923, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert Adair and wife, Pamela Adair by Quitclaim Deed from Trey Wilson and Hannah Wilson, husband and wife dated April 20, 2017 and recorded May 2, 2017 in Instrument No. 20170502-0042909, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to easement to Sprint in Instrument No. 20140114-0003779, Register's Office of Davidson County, Tennessee.
- Deed Restrictions of record at Instrument No. 20070612-0070362, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Baker Road, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1198408 **DEEDWARR**
10/25/2024 03:44:36 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20241025-0083180

Witness my/our hand(s) this the 23rd DAY OF OCTOBER, 2024.

Robert Adair

Pamela Adair

Pamela Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212