Prepared by:
Record and Return To:
Chesnutt and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $825,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of November, 2024.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hickory Hermitage Trust	New Owner	10900020500
(NAME)	(NAME)	
12171 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Theresa Twa and Jeffrey Twa, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto Betsy Lee, as Trustee of the Hickory Hermitage Trust under Trust Instrument dated November 13, 2024 hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 10, Cooks Landing, in the deed of record in Book S371, Page 621, Register's Office of said County, and described as follows:

Beginning at a point lying on the easterly margin of Old Hickory boulevard; Said point further described as lying south 16800.0 feet from the southerly margin of Stewart's Ferry Pike; thence leaving said margin Of Old Hickory Boulevard and running north 85 deg 36' 48" East a distance of 1007.91 feet to a point on the westerly property line of Donald Lee Gaines property as Of record in Book 4590, page 886, Register's Office of Davidson County, Tennessee; thence running with said westerly line of the Gaines property south 8 deg 36' 47" West a distance of 252.97 feet to a point, thence leaving said Gaines property line and running south 85 deg 40' 03" West a distance Of 951.19 feet to a point on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin North 4 deg 19' 57" West 8 distance of 159.37 feet to a point; Thence continuing with said easterly margin of Old Hickory Boulevard North 4 deg 23' 12" West a distance of 86.04 feet to the point Of beginning, containing 5.53, more or less, acres.

Being the same property conveyed to Theresa Twa and Jeffrey Twa, wife and husband, by deed from James W. Davis and wife Gloria Ruth Davis, of record in Instrument No. 20190708-0066084, dated June 25, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 12171 Old Hickory Blvd., Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

Karen Johnson Davidson County
Batch # 1208262 DEEDWARR
11/25/2024 11:43:36 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20241125-0091951

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of November, 2024.

Theresa Twa

Jeffrey Twa

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theresa Twa and Jeffrey Twa, the herein bargainor, 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 and official seal, this the 20th day of November, 2024.

Notary Public
My Commission Expires:

JOHN ACKERMAN
Notary Public, State of Nevada
No. 20-4441-01
My Appt. Exp. Oct. 10, 2028