39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 7/4/2026
(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1220920 DEEDWARR
12/27/2024 12 45 46 PM 2 pgs
Fees $13 00 Taxes $1,757 50

20241227-0100537

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P24-8090-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Marjan Shojaei	US Bank	104-08-0M-203.00
(NAME) 300 CENTERVIEW DR #134 ~~1702 18th Avenue South~~	(NAME) 2800 Tamarack Road	
(ADDRESS) BRENTWOOD ~~Nashville~~ TN 37027 ~~37212~~	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy-Five Thousand And No/100 Dollars ($475,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM CHAD WILKERSON AND LINDSAY B. WILKERSON, TRUSTEES OF THE WILKERSON FAMILY TRUST U/A/D DECEMBER 18, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARJAN SHOJAEI, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 203, The Glen Condominiums, as established under Master Deed of Record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-0080551, 20081029-0108159, amended in Instrument No. 20081112-0111695, amended in Instrument No. 20081124-0115172, amended in Instrument No. 20090224-0016363 in the Register's Office. Davidson County, Tennessee, to which master deed reference Is Hereby made for a more particular description of said unit.

Being the same property conveyed to Chad Wilkerson and Lindsay Wilkerson, husband and wife by Warranty Deed from John D. Pellegrin Executor of the Estate of Paul J. Morrow, Jr. of record in Instrument No. 20201026-0123644 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 26, 2020.

Being the same property conveyed to William Chad Wilkerson and Lindsay B. Wilkerson, Trustees of the Wilkerson Family Trust u/a/d December 18, 2020 by Warranty Deed from Chad Wilkerson and Lindsay Wilkerson of record in Instrument No. 20210426-0055025 Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on April 26, 2021.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☑ property, known as 1702 18th Avenue S, Nashville, TN 37212
(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 successors 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 19 day of December 2024

Wilkerson Family Trust u/a/d/ December 18, 2020

BY _____
William Chad Wilkerson, Trustee

BY _____
Lindsay B Wilkerson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Chad Wilkerson and Lindsay B Wilkerson, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Trustees of the Wilkerson Family Trust u/a/d December 18, 2020, the within named bargainor, and that they as such Trustees, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by themselves as Trustees

Witness my hand and official seal this the 19 day of December, 2024

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
Notary Public