RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-26655-24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of Jan, 2025

NOTARY PUBLIC

My commission expires: Aug 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Karen Johnson Davidson County
Batch# 1223267 DEEDWARR
01/06/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250106-0000897

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
the Benjamin C. Wilson Revocable Living Trust 2231 N Mt Juliet Rd Ste 202 Mt Juliet, TN 37122	Same address as new owner	043-13-0-014.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 Dollars ($ 500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **William R. Emery and Larry M. Emery, as tenants in common, a one-half undivided interest each,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Benjamin Wilson, Trustee of the Benjamin C. Wilson Revocable Living Trust,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, dated May 15, 1954, as follows:

Beginning at a point on the northerly margin of Old Hickory Blvd, the southwest corner of the property conveyed to David I. Huggins and wife, Almagene Johnson Huggins, hu deed from Ernest E. French and wife, of record in Book 1383, page 602, Register's Office for said County; thence with Huggins' westerly line, North 13 deg. 19 min. East 303.11 feet; thence South 81 deg. 50 min. West 61.25 feet; thence South 13 deg. 19 min. West, 303.11 feet to a point in the northerly margin of Old Hickory Boulevard; thence with the same, North 81 deg. 50 min. East, 61.25 feet to the beginning.

Being the same property conveyed to William R. Emery and Larry M. Emery, as tenants in common, a one-half undivided interest each, from David M. Edgin, unmarried, and Annette Edgin, unmarried, by Warranty Deed dated November 23, 2010 and recorded December 6, 2010 in Instrument #20101206-0096826, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 303 East Old Hickory Boulevard, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3 day of January, 2025

GRANTOR(S)

William R. Emery

Larry M. Emery

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, William R. Emery and Larry M. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3 day of Jan 2025

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Sarah E. Simmons
Printed Notary Name

My commission expires: 12/5/26

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **1/3/25** (date of document)

1/6/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **6** day of **January**, 202**5**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY