Karen Johnson Davidson County
Batch# 1236570 DEEDWARR
02/12/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,171.90
20250212-0010693

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-27248-24

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

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of [illegible] 2025. NOTARY PUBLIC My commission expires: August 31, 2027

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
Katherine Morrissey and Shands McCoy 402 Lawrence Street, Old Hickory, TN 37138	Same address as new owner	044-11-0H-002-00-CO

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 Dollars ($ 587,000.00) 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, **Benjamin Wilson and Whitney Wilson, Trustees of Benjamin Wilson Revocable Living Trust dated April 3, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Katherine Morrissey, unmarried and Shands McCoy, unmarried,** 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:

Lying and being in Davidson County, Tennessee, and being Unit B of 405 Hadley Avenue Cottages, as established by that Declaration of Covenants, Conditions, and Restrictions for 405 Hadley Avenue Cottages, a horizontal property regime with private elements, a plan of which appears at Exhibit B of said Declaration, of record in Instrument #20240109-0001698, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Benjamin Wilson and Whitney Wilson, Trustees, Benjamin Wilson Revocable Living Trust, dated April 3, 2017, from Capital Journey, LLC, a Tennessee limited liability company, by Warranty Deed dated May 21, 2019 and recorded June 3, 2019 in Instrument #20190603-0052300, Register's Office for said County.

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: 402 Lawrence Street, Old Hickory, TN 37138

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 10 day of February, 2025

GRANTOR(S)

Benjamin Wilson Revocable Living Trust dated April 3, 2017

By: _____ Trustee
Benjamin Wilson, Trustee

By: _____ Trustee
Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Benjamin Wilson and Whitney Wilson,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, being by me duly sworn (or affirmed) did say that they are the Trustees of Benjamin Wilson Revocable Living Trust dated April 3, 2017, and that said instrument was signed on behalf of the Trust.

WITNESS my hand and seal, this the 10 day of February, 2025

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/10/25 (date of document).

Jennifer Russell
Affiant Signature

2/12/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of February 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

