Karen Johnson Davidson County
Batch# 1241709 DEEDWARR
02/27/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20250227-0014410

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2025.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2026

File No.: 2025-1071

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dalisa Wilson and Bradford Wilson	New Owner	
1880 Shaylin Loop, Antioch, TN 37013		173-05-0A-011.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jessica Weidlich, now known as Jessica Ward, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dalisa Wilson and Bradford Wilson, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 11 (Eleven), on the Plan of Barnes Crossing, Phase One, a Planned Unit Development, as shown on Exhibit "D" in the Master Deed of Barnes Crossing, established as a Horizontal Property Regime, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480, amended in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit

Being the same property conveyed to Jessica Weidlich, single by Warranty Deed from Rebekah Scott n/k/a Rebekah Scott Harbison, married of record in Instrument No. WD 20170201-0010908 Register's Office for Davidson County, Tennessee, dated January 18, 2017 and recorded on February 01, 2017.

Edgar Elmer Ward, IV hereby joins in this conveyance for the purpose of conveying any and all rights, title and interest he may have in the above described property by virtue of his marriage to Jessica Ward.

This conveyance is subject to any and all restrictions and easements of record.

This is X improved _____unimproved property and the address of the herein described property is believed to be 1880 Shaylin Loop, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs 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 my hands this 26th day of February, 2025.

Jessica Weidlich nka Jessica Ward

Edgar Elmer Ward, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of February, 2025, before me personally appeared Jessica Weidlich nka Jessica Ward and Edgar Elmer Ward IV, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2025.

Notary Signature
My commission expires: 1/17/2027

KIMBERLY SPARKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **February 26th, 2025** (date of document).

Cindy S. Smith, Affiant

2/26/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 26th day of February, 2025.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026