This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1241798
02/27/2025 10 20 52 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250227-0014559

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

Actual consideration or value, whichever is greater is $425,000 00

Affiant

Subscribed and sworn before me this the 21st day of February, 2025

Notary Public
My commission expires

SHARON VISSERS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/18/2028
DICKSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Thomas J Wilson 104 Oceola Ave Nashville, TN 37209	Thomas Wilson 104 Oceola Ave Nashville, TN 37209	103-02-0 129 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBORAH E MCCARLEY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS J WILSON AND WIFE, FARRAH KARSHENAS WILSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 2 on the unrecorded Map of T O Brady's Subdivision of the northeast part of Lot No 23 of the C C Vernon Farm, of record in Book 161, page 164, Register's Office for said County, and described according to a copy of a survey thereof by John M Sullivan, County Surveyor, June, 1946, as follows

BEGINNING at a point in the easterly margin of Oceola Avenue at the corner of Lots 1 and 2, said point being 874 5 feet south of the south margin of Bargie Street, thence with the line between said lots north 79-1/4° east 201 feet to a point, thence south 5° east 60 feet to the corner of Lots 2 and 3, thence with the line between said lots, south 79-1/4° west 201 feet to the east margin of Oceola Avenue, thence with the margin of the same north 5° west 60 feet to the point of beginning

The above description was copied from Warranty Deed of record in Book 2592, page 160, Register's Office for said County, in order to restore text which was inadvertently omitted from the description in the following deed

Being the same property conveyed to Theodore T McCarley, III and Deborah E McCarley, by deed dated 05/03/2013, from David C Caudill, individual, of record in Instrument No 20130507-0045908, Register's Office for said County

The said Theodore T McCarley having since died on August 15, 2022 leaving Deborah E McCarley as the surviving tenant by the entirety as shown in Affidavit of Continuous Marriage of record in _____ said registers office

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 104 Oceola Ave, Nashville, TN 37209

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21 day of February, 2025

Deborah E McCarley

STATE OF Pennsylvania
COUNTY OF Berks

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah E McCarley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 21 day of February, 2025

My commission expires 3-27-2028

Notary Public

Commonwealth of Pennsylvania - Notary Seal
VICKI IANNETTA - Notary Public
Berks County
My Commission Expires March 27, 2028
Commission Number 1268246