WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244527 DEEDWARR
03/10/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,673.25
20250310-0017700

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $722,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2025

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

(AFFIX SEAL)

MST 2025-0204

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Webb	Old National Bank, a Corporation	180-03-0A-095.00-CO
(NAME)	(NAME)	
829 Holt Grove Ct	One Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Allison Wilson and David Wilson, wife and husband, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Webb, single woman,** HEREINAFTER CALLED THE GRANTEES, 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 lot no. 72 on the plan of Stone Creek Park Subdivision, Section 2-B, a Planned Unit Development, as of record in Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Allison Linney by Warranty Deed from David L. Bailey and wife, Mary S. Bailey of record in Instrument No. 20110630-0050078 Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on June 30, 2011.

Being the same property conveyed to Allison Wilson and David Wilson, wife and husband, as joint tenants with right of survivorship by Quitclaim Deed from Allison Wilson, formerly known as Allison Linney, a married woman, joined by her spouse, David Wilson of record in Instrument No. 20170824-0087092 Register's Office for Davidson County, Tennessee, dated August 19, 2017 and recorded on August 24, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate

public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 266, as amended in Book 9700, page 793 and 794, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, Book 10953, Page 804, amended in Instrument No. 20010719-0076875, Instrument No. 20020722-0087705 and Instrument No. 20231016-0080753, Register's Office for Davidson County, Tennessee. Charter of Homeowners Association of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 10951, Page 704, in the Register's Office for Davidson County, Tennessee. Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for open space to HOA of record in Instrument Number 20040719-0085622, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 829 Holt Grove Ct, Nashville, TN 37211
(House Number) (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 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/our hand(s) this 3rd DAY OF MARCH, 2025.

Allison Wilson

David Wilson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Allison Wilson and David Wilson, wife and husband, as joint tenants with right of, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of March, 2025.

Notary Public

My commission expires: 3-23-27

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 March 6, 2025.

Affiant Signature _____

March 6, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of March 2025.

Megan Crawford
Notary's Signature

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

MY COMMISSION EXPIRES: 10-25-26