PREPARED BY ~~(AND RETURN TO)~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1267630
05/02/2025 10 30 25 AM
Fees $13 00 Taxes $3,663 00

Davidson County
DEEDWARR
2 pgs

20250502-0034077

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-PR-25-141A-E

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref (DL) Title No.: 63996
Dav. Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lauren Barr Philip A Wilson 141 A 49th Avenue North Nashville, TN 37209	FIRST HORIZON BANK 12719 CANTRELL RD. #200 LITTLE ROCK, AR 72223

TAX MAP PARCEL NUMBERS: 103030I00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$990,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rogers P. Hall and Karen E. Wieckert, Co-Trustees of the Hall-Wieckert Family Trust dated May 17, 2022**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lauren Barr and Philip Wilson,** WIFE and HUSBAND, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** Elizabeth

Land in Davidson County, Tennessee, being Unit 141 A as shown in Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for 49th Avenue Townhomes of record in Inst No 20140325-0024455, Register's Office for said County, to which Plan reference is made for a more complete description

Being the same property conveyed to Rogers Pierpoint Hall and Karen E. Wieckert, husband and wife, by Warranty Deed from Charles Michels and Lauren Michels, husband and wife, dated July 19, 2018 and recorded on July 24, 2018, of record in Inst. No 20180724-0071837, Register's Office for Davidson County Tennessee. By Quitclaim Deed dated May 17, 2022, recorded May 23, 2022, of record in Inst No 20220523-0059563, said Register's Office, subject property was conveyed to Rogers P. Hall and Karen E. Wieckert, Co-Trustees, and their successors in trust, of the Hall-Wieckert Family Trust dated May 17, 2022, a Tennessee community property trust.

Description Reference Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record as shown in Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for 49th Avenue Townhomes of record in Inst No. 20140325-0024455, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst No 20140325-0024455, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of 49th Avenue Townhomes Association, Inc , of record in Inst No 20140325-0024455, said Register's Office.

This is improved property, known as 141 A 49th Avenue North, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2025.

Hall-Wieckert Family Trust dated May 17, 2022

By: _____
Rogers P. Hall, Co-Trustee

By: _____
Karen E. Wieckert, Co-Trustee

State of Tennessee

County of Davidson

On this 30th day of April, 2025, before me the undersigned authority, personally appeared Rogers P Hall and Karen E. Wieckert, Co-Trustees of the Hall-Wieckert Family Trust dated May 17, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $990,000.00

_____
Affiant

Sworn and subscribed before me this 30th day of April, 2025.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

_____

My Commission Expires _____