THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8471-WE	COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2025. Notary Public MY COMMISSION EXPIRES: 1/24/2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1277714 DEEDWARR
05/27/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250527-0041373

RACHEL K WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Upright Brothers, LLC and Devin Tan	New Owners 3384 Melissa Lane	
442 Wilclay Dr	Clarksville, TN 37042	102-04-0-149.00
Nashville, TN 37209		
(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, **Martha F Wilson and Christine Wilson or their successors, as Co-Trustees of the Hal E. Wilson, Jr., Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Upright Brothers, LLC and Devin Tan**

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. 826 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page (s) 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hal Wilson by Warranty Deed from Norman Basham and wife, Christine R. Basham, of record in Instrument No. 20050211-0015929 Register's Office for Davidson County, Tennessee, dated February 11, 2005 and recorded on February 11, 2005.Hal E. Wilson, Jr., died on April 16, 2010, leaving a Last Will and Testament dated December 21, 2006.

Hal Wilson, also known as Hal E. Wilson, Jr., died, testate, on April 16, 2010, leaving a Last Will and Testament which was admitted to probate in Case No. 10P772, in the Seventh Circuit Court for Davidson County, Nashville, Tennessee (Probate Division). Pursuant to said Last Will and Testament, the real property conveyed herein was administered as part of the probate estate, subject to the control of Martha F. Wilson, as Personal Representative of the Estate.

Being a portion of the same property conveyed to Martha F. Wilson and Christine Wilson or their successors, as Co-Trustees of the Hal E. Wilson, Jr. Family Trust, created under the Last Will and Testament of Hal E. Wilson, Jr., dated December 21, 2006, by Quitclaim Deed from Martha F. Wilson, as Personal Representative of the Estate of Hal E. Wilson Jr., dated February 16, 2012 and recorded on February 24, 2012, in Instrument No. 20120224-0016232 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **442 Wilclay Dr, 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 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 our hands this the 21 day of May, 2025.

The Hal E. Wilson, Jr., Family Trust created under the Last Will and Testament of Hal E. Wilson, Jr., dated December 21, 2006

BY: _____, Co-Trustee
Christine Wilson
Co-Trustee

BY: _____, TEE
Martha F. Wilson
Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christine Wilson** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Co-Trustee** of the **The Hal E. Wilson, Jr., Family Trust created under the Last Will and Testament of Hal E. Wilson, Jr.,** the within named bargainor, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Christine Wilson** as such **Co-Trustee**.

Witness my hand and official seal this the 21 day of May, 2025.

_____
NOTARY PUBLIC

My Commission Expires: Nov 8 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Martha F. Wilson** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Co-Trustee** of the **The Hal E. Wilson, Jr., Family Trust created under the Last Will and Testament of Hal E. Wilson, Jr.,** the within named bargainor, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Martha F. Wilson** as such **Co-Trustee**.

Witness my hand and official seal this the 21 day of May, 2025.

_____
NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/21/2025 (date of document).

5/22/2025
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 5/22, 2025.

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal