Karen Johnson Davidson County
Batch# 1280172 DEEDWARR
06/02/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250602-0043015

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-30014-25

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of May, 2025

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
the Benjamin Wilson Revocable Living Trust, Austin & Jennifer Bream 2231 N Mt Juliet Rd Ste 202 Mt Juliet, TN 37122	Same address as new owner	044-11-0-053.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($ 300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Howard W. Williams and Elizabeth Williams, husband and wife,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **the Benjamin Wilson Revocable Living Trust, & Austin Bream & Jennifer Bream, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section A, Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Howard W. Williams, a single man, from Vickilynn Gillette, unmarried, by Warranty Deed dated October 21, 2010, and recorded October 25, 2010, in Instrument Number 20101025-0085278, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 403 Hadley Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30 day of May, 2025

GRANTOR(S)

Howard W. Williams

Elizabeth Williams

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Howard W. Williams & Elizabeth Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of May, 2025

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on

5/30/25 (date of document)

6/2/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **2** day of **June**, 202**5**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY