WARRANTY DEED

Karen Johnson Davidson County
Batch# 1290602 DEEDWARR
06/26/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20250626-0050552

File #25-PA-1043-COMP

(SEAL)
TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Andrew Pickett	**New Owner**	
(NAME)	(NAME)	
1043 West Greenwood Avenue		**083 01 0 461.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KEVIN WILSON, TRUSTEE OF KEVIN WILSON LIVING TRUST DATED DECEMBER 8, 2020,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT ANDREW PICKETT, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of WAL-MART NEIGHBORHOOD MARKET of record in Instrument No. 20041129-0141459, 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 the same property conveyed to Kevin Wilson, Trustee of the Kevin Wilson Living Trust dated December 8, 2020, by Quitclaim Deed from Kevin E. Wilson, of record in Instrument No. 20210614-0079933, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 14, 2021.

Being the same property conveyed to Kevin Wilson, Trustee of the Kevin Wilson Living Trust, established by the Revocable Trust Agreement of Kevin Wilson dated December 8, 2020, as amended and restated from time to time, by Quitclaim Deed from Kevin Wilson, of record in Instrument No. 20201211-0145972, in the Register's Office of Davidson County, Tennessee, dated December 08, 2020 and recorded on December 11, 2020.

Being the same property conveyed to Kevin E. Wilson, an unmarried man, by Warranty Deed from Andy Lee French, II and Daniel Martin Buckley, married to each other, of record in Instrument No. 20190925-0097522, in the Register's Office of Davidson County, Tennessee, dated September 24, 2019 and recorded on September 25, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAL-MART NEIGHBORHOOD MARKET, as recorded in Instrument No. 20041129-0141459.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20181212-0120999.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1043 West Greenwood Avenue, Nashville, TN 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th day of June, 2025.

Kevin Wilson Living Trust dated December 8, 2020

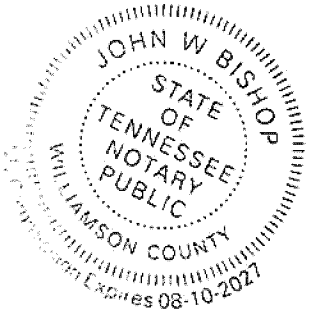
By: _____
Kevin Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2025, before me personally appeared Kevin Wilson, Trustee of Kevin Wilson Living Trust dated December 8, 2020, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/25.

Affiant Signature – Joshua A. Terry

6/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27