Karen Johnson Davidson County
Batch # 1297766 DEEDWARR
07/15/2025 09 57 58 AM 2 pgs
Fees $13 00 Taxes $4,717 50
20250715-0055635

Warranty Deed

Record and return to: Victory Title & Escrow, LLC 695 President Pl., Ste. 203 Smyrna, TN 37167 VT2506 00064	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,275,000 00 Affiant Subscribed and sworn to before me, this the 14th day of July, 2025 Notary Public My commission expires·

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Jennifer A Puckett and Tony G Puckett	Same	061-11-0-327.00
1123 B Greenland Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARGARET A. WILSON, TRUSTEE OF THE MARGARET A. WILSON REVOCABLE TRUST DATED APRIL 12, 2016,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER A. PUCKETT AND TONY G. PUCKETT, MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 2 as shown on the map entitled Final Plat of Resubdivision of the Greenland Tract of record in Instrument No. 20150812-0080754, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Margaret A. Wilson, Trustee of the Margaret A. Wilson Revocable Trust, dated April 12, 2016 by Warranty Deed from Deri Plummer, married of record in Instrument No. 20160429-0042165 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on April 29, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1123 B Greenland Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of July, 2025

The Margaret A. Wilson Revocable Trust dated April 12, 2016

By: Margaret A. Wilson
Margaret A. Wilson, Trustee

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret A. Wilson, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Margaret A. Wilson Revocable Trust dated April 12, 2016, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2025.

Notary Public

My Commission Expires 3-14-2026

DANIELLE PARR
STATE OF NEW YORK
NOTARY PUBLIC
01PA6430452
EXP. 03.14.2026
QUEENS