RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

WARRANTY DEED

Karen Johnson
Batch # 1306045
08/05/2025 10 06 58 AM
Fees $18 00 Taxes $1,443 00

Davidson County
DEEDWARR
3 pgs

20250805-0061983

IBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF , 2025

Notary Public

MISSION EXPIRES 11-6-27

(AFFIX SEAL)

B-RR-25-1068

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kristin D. Wilson and John M. Wilson, Jr.	OWNER	
(NAME)	(NAME)	**128 12 0C 069 00**
1068 Woodbury Falls Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **EMERAL D PAINE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN D. WILSON AND JOHN M WILSON, JR., WIFE AND HUSBAND,** 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 Unit No 1068 on the plan of WOODBURY TOWNHOMES PHASE 1, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of WOODBURY TOWNHOMES PHASE 1, a Horizontal Property Regime With Private Elements of record in Instrument No 20060310-0028278, Amendment recorded in Instrument No 20080201-0010772, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to Emeral D Carrier, an unmarried woman, by Warranty Deed from Sarah Darish, unmarried and Alexander Swensen, unmarried, as joint tenants with right of survivorship, of record in Instrument No 20201008-0117013, in the Register's Office of Davidson County, Tennessee, dated October 05, 2020, and recorded on October 08, 2020 Emeral D Carrier, having since married, is now known as Emeral D Paine

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U D BOUNDARY PLAT, WOODBURY, as recorded in Instrument No 20050216-0017693
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20060310-0028278 as amended in Instrument No 20080201-0010772
- Easement recorded in Instrument No 20120810-0071791
- Agreement of Easement, Quit-Claim, Release Option, Assumption, Amendment, and Correction, pertaining to Belle Forest as set forth in instrument recorded in Book 5074, Page 856
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20050118-0005578
- Charter for Woodbury Townhomes Homeowners Association, Inc recorded as Instrument No 20060309-0027744
- Rules & Regulations recorded as Instrument No 20250311-0018107
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1068 Woodbury Falls Drive, Nashville, Tennessee 37221**

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 4th DAY OF AUGUST, 2025

Emeral D. Paine
Emeral D Paine

Joshua Paine
Joshua Paine

Joshua Paine, spouse of Emeral D Paine, hereby joins in this conveyance and does transfer and convey any and all marital interest Joshua Paine may have in and to the above-described tract or parcel of land

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMERAL D PAINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of August, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA PAINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of August, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy of Certification

I, Candis Thornton, 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 ~~June~~ August 4, 2025.

Candis Gorn
Signature

Date: August 4, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 4th day of August, 2025.

RG
Notary Public

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

My commission Expires: 1-22-29

SEAL