Karen Johnson Davidson County
Batch# 1318996 DEEDWARR
09/05/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.25
20250905-0071124

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2025

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Victoria Lynn Wildey Wilson and Joseph Andrew Wilson 509 Jackson Thistle Hermitage, TN 37076	InterLinc Mortgage Services, LLC 10613 West Sam Houston Parkway North Suite 200 Houston, TX 77064	086-08-0-010.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Pasture LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VICTORIA LYNN WILDEY WILSON AND JOSEPH ANDREW WILSON, WIFE AND HUSBAND

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. 154 on the Plan of Jackson's Retreat, Phase III, of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Pasture, LLC, a Tennessee limited liability company by Quitclaim Deed from S&S Joint Venture, LLC, a Tennessee limited liability company of record in Instrument No. 20241202-0093092 Register's Office for

Davidson County, Tennessee, dated November 26, 2024 and recorded on December 02, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 509 Jackson Thistle, Hermitage, TN 37076

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 so 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.

Dated this the 3rd day of September, 2025.

Pasture LLC, a Tennessee Limited Liability Company

By: _____

Scott Scovill, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Scott Scovill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of Pasture LLC, a Tennessee Limited Liability Company, and that he is authorized by Pasture LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Owner.

Witness my hand and seal, at office in DAVIDSON COUNTY this 3rd day of September, 2025.

_____

Notary Signature

Printed Name: CORY SCHUYLER

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

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 913125.

Affiant Signature – Joshua A. Terry

9/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/4/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27