# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326834 DEEDWARR
09/25/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20250925-0076609

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-28-28

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Patsy R. Wickard | Patsy R. Wickard | 064-12-0C-212.00 |
| (NAME) | (NAME) | |
| 212 Lexington Way | 212 Lexington Way | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (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 considerations, the receipt of which is hereby acknowledged, **Rachel E. Walton Strong, a married woman and Husband, Raymond Julian Guy Strong**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patsy R. Wickard, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Unit 212, Lexington, Phase Two, as shown on plat of record in Plat Book 6250, Pages 340-341, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Anna Walton, unmarried and James M. Walton, married by Warranty Deed from Craig E. Stevens, an unmarried man, dated 10/16/2007, of record in Instrument No. 20071023-0125206, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Anna Walton, unmarried by Quitclaim Deed from Mary Anna Walton, unmarried and James M. Walton, married, dated 01/03/2008, of record in Instrument No. 20080114-0003843, Register's Office for Davidson County, Tennessee.

The said Mary Anna Walton died testate on 09/15/2018, devising subject property to a 1/2 interest in the property is vested in Mary Elizabeth Walton-Heflin (being one and the same person as Mary Elizabeth Walton), and a 1/2 interest is vested in Debra L. Walton, Successor Trustee of the Walton Grandchildren's Trust, under Agreement dated January 4, 2001, as evidenced in Case No. 19P1944, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel E. Walton by Warranty Deed from Mary Elizabeth Walton-Heflin and Deborah L. Walton, Trustee of the Walton Grandchildren's Trust, dated 03/04/2020, of record in Instrument No. 20200305-0024832, Register's Office for Davidson County, Tennessee.

The said Rachel E. Walton having since married to Raymond Julian Guy Strong is now know as Rachel E. Walton Strong.

The said Rachel E. Walton and Rachel E. Walton Strong are one in the same person.

The said Raymond Julian Guy Strong joins in this conveyance to waive any and all rights he has in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 212 Lexington Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 25th day of September, 2025.

Rachel E. Walton Strong

Rachel E. Walton Strong

Raymond Julian Guy Strong

Raymond Julian Guy Strong

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel E. Walton Strong and Raymond Julian Guy Strong, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of September, 2025.

Notary Public:
My Commission Expires: 1.31.29

TRACY TRIPLETT HUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 25, 2025.

Lissa Groom
Affiant
Date: September 25, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of September, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON