Karen Johnson Davidson County
Batch# 1351531 DEEDWARR
11/26/2025 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20251126-0094572

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/27/27
(AFFIX SEAL)

SHANNON GILBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Mid-Star Title, LLC, 2690 Memorial Blvd Ste A Murfreesboro TN 37129,

File No.: 25-255S

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Rebecca Stoehr | Rebecca Stoehr | 064-16-0C-073.00-CO |
| (NAME) | (NAME) | |
| 806 Bexhill Court North | 806 Bexhill Court North | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage TN 37076 | Hermitage TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NANCY J. WILKERSON, WIDOWED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA STOEHR, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Lot No. 80, on the Plan of Wembley Downs, Section Three, of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to E. W. Wilkerson, a married person by Warranty Deed from Carl Samuel Fulghum and wife, Geraldine S. Fulghum of record in Instrument No. 20160523-0051344 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016.

Said E. W. Wilkerson, is died on January 21, 2024 and Affidavit Heirship recorded in instrument No. 20240408-0024630 and Instrument No. 20240408-0024631

Being the same property conveyed to Nancy J. Wilkerson by Quitclaim Deed from Janet Lynn Wilkerson, Scottie Wilkerson Scholl, Susan Wilkerson Moore and Amy Wilkerson Baker of record in Instrument No. 20240408-0024632 Register's Office for Davidson County, Tennessee, dated April 5, 2024 and recorded on April 08, 2024.

unimproved ☐
This is improved ☒ property, known as 806 Bexhill Court North, Hermitage, TN 37076
(House No.) (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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 24 day of November 2025

Nancy J. Wilkerson

Nancy J. Wilkerson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of November 2025, before me personally appeared Nancy J. Wilkerson, 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 (or person's) free act and deed.

Witness my hand and official seal on day and date first above written

Eileen Smith

Notary Public
My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certificate of Authenticity

I, Sean Alcorn, 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 11/25/2025.

Sean Alcorn
Affiant Signature

11.25.25
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 25th day of November, 2025.

Shannon Gilbert
Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

