WARRANTY DEED

Karen Johnson Davidson County
Batch# 1352903 DEEDWARR
12/02/2025 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20251202-0095544

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.28.28

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC

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
Isaac Allen Wilson	Isaac Allen Wilson	064-12-0A-310.00
(NAME) 310 Thunder Place	(NAME) 310 Thunder Place	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 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, **Ila Ruth Wilson, a married woman and Susan Alice Runnels, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Isaac Allen Wilson, a single man,** 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 No. 310, on the Plan of Fox Run, Second Revision, Part of Section 2 and First Revision - Part of Section 1, established by Master Deed of record in Book 5535, Page 713, corrected in Book 5895, Page 516; corrected in Book 5936, Page 301; amended in Book 6370, Page 817; amended in Book 8510, Page 95; of record in Plat Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ila Ruth Wilson and Susan Alice Runnels by Warranty Deed from Wendell Poole and wife, JoAnn Poole, dated 02/18/2011, of record in Instrument No. 20110222-0014319, Register's Office for Davidson County, Tennessee.

This property as not nor has ever been the primary marital residence of either Grantor.

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 ☒ 310 Thunder Place, 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 24th day of November, 2025.

Ila Ruth Wilson

Ila Ruth Wilson

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 Ila Ruth Wilson, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of November, 2025.

Notary Public:
My Commission Expires: 1.31.29

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

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

Effective the 24th day of November, 2025.

N/A
Ila Ruth Wilson

Susan Alice Runnels
Susan Alice Runnels

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 Ila Ruth Wilson, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of November, 2025.

Notary Public:
My Commission Expires: _____

State of Florida
County of Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Alice Runnels, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of November, 2025.

Notary Public: **Julie Merchant**
My Commission Expires: 9-3-2026

JULIE MERCHANT
Notary Public - State of Florida
Commission # HH 297957
My Comm. Expires Sep 3, 2026
Bonded through National Notary Assn.

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 November 24, 2025.

Lissa Groom
Affiant
Date: November 24, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of November, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON