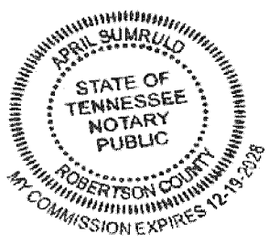
Karen Johnson Davidson County
Batch# 1378337 DEEDWARR
02/09/2026 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260209-0009539

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $585,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 27th day of January, 2026. April Sumrud Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacquelyn Faye Lee and Derek Christopher Lee	New Owner(s)	075-12-0E-018.00-CO
1213 Lilac Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRYAN JOSEPH WILSON AND BARBARA G. WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELYN FAYE LEE AND DEREK CHRISTOPHER LEE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of First Revision, Final Plat, Blossom Trace, of record in Instrument No. 20010920-0101745, as corrected in Instrument No. 20011025-0116872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Joseph Wilson and Barbara G. Wilson, husband and wife by Warranty Deed from Paul E. Rising and Georgann M. Rising, husband and wife of record in Instrument No. 20160719-0074160 Register's Office for Davidson County, Tennessee, dated July 16, 2016 and recorded on July 19, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1213 Lilac Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of January, 2026.

Bryan Joseph Wilson

Bryan Joseph Wilson

Barbara G. Wilson

Barbara G. Wilson

STATE OF MISSOURI
COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara G. Wilson and Bryan Joseph Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2026.

Tammy Rene Hyde Lee

Notary Public

My Commission Expires: 08/26/2027

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St, Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 27, 2026

Affiant Signature

4th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028