RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-37033-26

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378606 DEEDWARR
02/10/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20260210-0009985

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of February, 2026

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
the Benjamin Wilson Revocable Living Trust dated April 3, 2017	Same address as new owner	060-01-0-146.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIX THOUSAND AND 00/100 Dollars ($ 206,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Michael Blivens, Noreen Butler, and Stacy Blivens, Successor Trustees of the Velvet Family Living Trust dated October 5, 2025**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Benjamin Wilson, Trustee of the Benjamin Wilson Revocable Living Trust dated April 3, 2017**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 130 on the Plan of Section One, Golden Valley Estates, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carlotta Horton, Trustee, or her successors in interest, of the Velvet Family Living Trust dated October 5, 2025, and any amendments thereto, from Carlotta Horton, by Quitclaim Deed dated October 5, 2025 and recorded October 6, 2025 in Instrument #20251006-0079431, said Register's Office. The said Carlotta Marie Blivens having died October 6, 2025.

Being the same property conveyed to Carlotta Horton from Ron Horton, pursuant to the terms of the Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 17D-1026, by Quitclaim Deed dated September 18, 2018 and recorded October 9, 2018 in Instrument #20181009-0099732, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3133 Greggwood Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6 day of February, 2026

GRANTOR(S)

the Velvet Family Living Trust dated October 5, 2025

By: M Blivens, Successor Trustee
Michael Blivens, Successor Trustee

By: Noreen Butler, Successor Trustee
Noreen Butler, Successor Trustee

By: Successor Trustee
Stacy ~~Blivens~~, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Michael Blivens, Noreen Butler, and Stacy Blivens, Successor Trustees of the Velvet Family Living Trust dated October 5, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained on behalf of the Velvet Family Living Trust dated October 5, 2025.

WITNESS my hand and seal, this the 6 day of ~~February~~ 2026.

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 2/6/26 (date of document).

Affiant Signature

2/9/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-7-2026

NOTARY'S SEAL

