Karen Johnson Davidson County
Batch# 1415537 DEEDWARR
05/05/2026 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $3,515.00
20260505-0040026

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8684-SS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2026.

Notary Public
My Commission Expires: 1·22·2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerome Wilkerson and Hana Wilkerson 5932 Clarksville Pike Joelton, TN 37080	New Owner	029 00 0 361.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael Ray Carver, II, Lori Carver, Kristin Smith and Ryan Carver, Devisees of The Estate of Michael Ray Carver, Sr., and Michael Ray Carver, II, Lori Carver, Kristin Smith and Ryan Carver** (individually and/or collectively, "Grantor"), transfer and convey unto **Jerome Wilkerson and Hana Wilkerson, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron on the East right of way of Clarksville Pike, said point being 743 feet North of the centerline of Bear Hollow Road;

(1) Said iron pin being the Southwest corner of Lot #1 on the Arrington Subdivision, thence with a curve to the right (having a central angle of 03 deg. 43'43"), a radius of 1875.00 feet, a chord bearing and distance of North 19 deg. 20'10" East, 121.98 feet) 122.00 feet to an iron pin;

(2) Thence North 21 deg. 12'00" East, 53.00 feet to an iron in the East right of way of Clarksville Pike, said point being the Northwest corners of Lot #1;

(3) Thence leaving Clarksville Pike, South 87 deg. 55'44" East 574.82 feet to an iron pin, said point being the Northeast corner of Lot #1 and Northwest corner of Lot #2 on the Arrington Subdivision Plat;

(4) Thence South 05 deg. 03'18" West 254.61 feet to an iron pin in the Southeast corner of Lot #1 and said point being the original Northwest corner of the Michael W. Arrington tract as recorded in Book 7189, Page 184;

(5) Thence North 79 deg. 48'51" West 621.36 feet to an iron pin in the East right of way of Clarksville Pike, and the point of beginning, containing 126,840.76 square feet or 2.912 acres.

Being the same property conveyed to Michael R. Carver, by Quitclaim Deed from Sonya A. Carver, of record in Instrument No. 20170106-0001834, in the Register's Office of Davidson County, Tennessee, dated January 05, 2017 and recorded on January 06, 2017. The said Michael R. Carver died testate on July 10, 2025, devising subject property to Lori Carver, Michael Ray Carver, II, Kristin Carver Smith and Ryan Carver. See Probate Case 25P1575, Davidson County, Seventh Circuit Court. And also see Order recorded in Instrument No. 20251022-0084123 and Last Will and Testament recorded in Instrument No. 20251022-0084123.

Being the same property conveyed to Michael R. Carver, Sr., and wife, Sonya A. Carver, by Quitclaim Deed from Michael R. Carver, Sr., of record in Instrument No. 20151109-0114154, in the Register's Office of Davidson County, Tennessee, dated November 06, 2015 and recorded on November 09, 2015.

Being the same property conveyed to Michael R. Carver, Sr., by Quitclaim Deed from Lori M. Carver, of record in Instrument No. 20151006-0101685, in the Register's Office of Davidson County, Tennessee, dated September 10, 2015 and recorded on October 06, 2015.

Being the same property conveyed to Michael R. Carver, Sr. and wife, Lori M. Carver, by Warranty Deed from Michael W. Arrington and wife, Lisa R. Arrington, of record in Book 9783, Page 43, in the Register's Office of Davidson County, Tennessee, dated September 01, 1995 and recorded on September 05, 1995.

Subject property was never primary residence for grantors and/or spouses. Kristin Carver Smith is one in the same as Kristin Smith.

This is improved property located at: **5932 Clarksville Pike, Nashville, TN 37080**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2026.

GRANTOR:

The Estate of Michael Ray Carver, Sr.

By: _____
Michael Ray Carver, II, Devisee

By: _____
Lori Carver, Devisee

_____
Michael Ray Carver, II

_____
Lori Carver

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Ray Carver, II and Lori Carver, Devisees of The Estate of Michael Ray Carver, Srthe within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-8-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Ray Carver II and Lori Carver, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-8-2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~27th~~ 28th day of April, 2026.

GRANTOR:

The Estate of Michael Ray Carver, Sr.

By: Devisee
Kristin Smith, Devisee

Kristin Smith

STATE OF PENNSYLVANIA
COUNTY OF BUTLER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Smith, Devisee of The Estate of Michael Ray Carver, Sr. the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~27th~~ 28th day of April, 2026.

Notary Public
My Commission expires: 9-12-2028

Commonwealth of Pennsylvania - Notary Seal
Shawn M. Peura, Notary Public
Lawrence County
My commission expires September 12, 2028
Commission number 1452860
Member, Pennsylvania Association of Notaries

STATE OF PENNSYLVANIA
COUNTY OF BUTLER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Smith the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~27th~~ 28th day of April, 2026.

Notary Public
My Commission expires: 9-12-2028

Commonwealth of Pennsylvania - Notary Seal
Shawn M. Peura, Notary Public
Lawrence County
My commission expires September 12, 2028
Commission number 1452860
Member, Pennsylvania Association of Notaries

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2026.

GRANTOR:

The Estate of Michael Ray Carver, Sr.

By: _____
Ryan Carver, Devisee

_____
Ryan Carver

STATE OF Illinois
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Carver, Devisee of The Estate of Michael Ray Carver, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2026.

Official Seal
JULIA ANN MITCHEL
Notary Public, State of Illinois
Commission No. 996855
My Commission Expires September 13, 2028

_____
Notary Public
My Commission expires: 09/13/2028

STATE OF Illinois
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Carver the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2026.

Official Seal
JULIA ANN MITCHEL
Notary Public, State of Illinois
Commission No. 996855
My Commission Expires September 13, 2028

_____
Notary Public
My Commission expires: 09/13/2028

CERTIFICATE OF AUTHENTICITY

I, Alexis R. Steelman, 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 April 28, 2026.

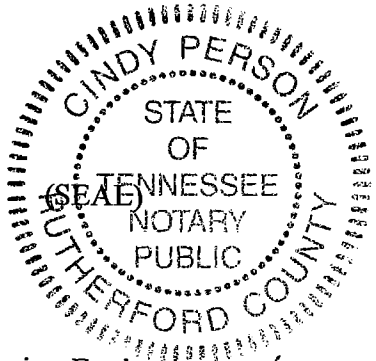
A R Steelman
Affiant Signature

April 28, 2026
Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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