Karen Johnson Davidson County
Batch# 1443575 DEEDWARR
07/09/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $74.00
20260709-0061980

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Subscribed and sworn to before me, this 8 day of July, 2026.

Notary Public

My commission expires: 8/24/26

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY**
**J. Eric Hennessee**
**P. O. Box 330793**
**Murfreesboro, TN 37133**

## TRUSTEE'S DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Nancy J. Wilkerson** | **New Owner** | **135 000 003 00** |
| **4471 Chandler Road** | | |
| **Hermitage, TN 37076** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILLIAM J. HAYNES, III, TRUSTEE OF THE DOROTHY S. PUGH TRUST, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO NANCY J. WILKERSON, 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:

Situated on the South side of Murfreesboro Road, in the old 5th Civil District of Davidson County, Tennessee, and BEGINNING on an iron pin in the common Southeast corner of °Lot 93, Town Parks Estates, and the within ° described tract, running thence about N 4 42'1l"E ° 865.33 feet to an iron pin; thence S 48 49'51" E 306.01 ° feet to an iron pin; thence S 29 55' 38" W 162.85 feet to an iron pin; thence S 22 56' 38" W . 564.60 feet to the point of beginning, containing approximately 2.316 acres, more or less, in accordance with a survey of the remainder property of E. Wayne Wilkerson prepared by John D. McCormick, RLS#674, 6040 Hagar's Grove Pass, Hermitage, TN 37076.

Being the remaining portion of the property conveyed to E. Wayne Wilkerson (25%), Harry 0. Bass (25%), Bobby Pugh, Bill R. Dean and Jerry Matthews (50%) by Quitclaim Deed dated March 28, 1991, from E. Wayne Wilkerson and Leonard Earl Wilde, of record in Book 8517, page 942, Register's Office for Davidson County, Tennessee. Reference is made to a Quitclaim Deed wherein Billy R. Dean and Jerry Matthews conveyed their interest to E. Wayne Wilkerson in Instrument No. 20170713-0070333, said Register's Office and a Quitclaim Deed wherein Harry D. Bass conveyed his interest to E. Wayne Wilkerson in Instrument No. 20170713-0070332, said Register's Office. Reference is also made to a Quitclaim Deed executed by Janet Lynn Wilkerson, Scottie Wilkerson Scholl, Susan Wilkerson Moore and Amy Elaine Baker, heirs at law of E. Wayne Wilkerson conveying all of their right, title and interest to Nancy J. Wilkerson.

Bobby Pugh died on or about October 4, 1999, vested with a 16.67% interest in the said property. He devised all of his property to his wife Dorothy S. Pugh, who died testate on May 24, 2013. Prior to her death, Dorothy S. Pugh transferred all of her real property to the Dorothy S. Pugh Trust.

E. W. Wilkerson and E. Wayne Wilkerson are one and the same person.

E. Wayne Wilkerson died on January 21, 2024. Reference is made to an Affidavit of Heirship of record in Instrument Nos. 20240408-0024630 and 20240408-0024631, said Register's Office.

Upon execution of this Deed, Nancy J. Wilkerson has 100% interest in this tract of realty.

Grantor executed this Trustee's Deed pursuant to the authority granted in the Circuit Court for the State of Tennessee, Twentieth Judicial District, Davidson County Seventh Circuit, Probate Division, Docket No. 13P1913, wherein William J. Haynes, III, Trustee of the Dorothy S. Pugh Trust was authorized to convey the property pursuant to the terms and conditions of the Tennessee Land Contract.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 6342, Page 467, Book 7579, Page 585, Book 8478 · page 646, Register's Office for Davidson County, Tennessee; and to any and all lawful easements, setback line, restrictions, etc., of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

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 that GRANTOR, in his capacity as Trustee (and not individually) is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as Trustee (and not individually) does further covenant and bind himself 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. 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.

Witness my/our hand(s) this 7th day of July, 2026

**The Dorothy S. Pugh Trust**

William J. Haynes III, Trustee

**William J. Haynes, III, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William J. Haynes, III**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Court Order Approving Tennessee Land Contract.

Witness my hand, at office, this 7th day of July,. 2026.

Notary Public

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026

* himself to be the Trustee of the Dorothy S. Pugh Trust and

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amy Gentry, do hereby make oath that I am 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 7-7-26 (date of document).

Amy Gentry
Affiant Signature

7-9-2026
Date

State of Tennessee
County of Rutherford

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

Eileen Smith
Notary
Commission Expires: 8/24/26

Notary's Seal

