Karen Johnson Davidson County
Batch# 1452336 DEEDWARR
07/29/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260729-0069466

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Coffee

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

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

Notary Public
My commission expires: 4/17/28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryan Wicks 2778 Jack Teasley Road Pleasant View, TN 37146	New Owner	014-00-0 020.02

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD WILBANKS AND MARIE WILBANKS, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRYAN WICKS,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plat showing Highland Heights Subdivision not of record, being a part of A.J. Williams tract described according to a survey made by Hickerson-Miller Engineers, Surveyors, as follows:

Beginning at a point in the Easterly margin of Harper Road, said point being 1070.5 feet North of the central line of Highway 112, thence with the margin of said road, Northerly 100 feet to the common corner of Lot Nos. 23 and 24; thence with the line between the said two lots Easterly 435 feet to a point; thence Southerly 100 feet to the common rear corner of Lot Nos. 24 & 25; thence Westerly 435 feet to the common front corner, the point of beginning.

Being the same property conveyed to Donald Wilbanks and Marie Wilbanks, husband and wife, by deed dated 10/27/2017, from Donald Wilbanks and Marie Wilbanks, husband and wife, of record in Instrument No. 20171030-0110688, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7144 Harper Road, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of July, 2026.

Donald Wilbanks

Marie Wilbanks

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Wilbanks and Marie Wilbanks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2026.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/28/26 (date of document).

Affiant Signature

7/28/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28nd day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

