Karen Johnson Davidson County
Batch# 1462768 DEEDWARR
08/21/2026 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260821-0078163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/2030

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Jordan, an unmarried man	LARRY JORDAN (NAME)	
506 Mathes Ct (ADDRESS)	901 HILL LANE (ADDRESS)	018-07-0-071.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jonathan L. Wilson and Mary Bronwyn Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry Jordan, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 6 on the Plan of Connell Estates, Section IV of record in Plat Book 3842, Page 239, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 86.78 feet on the Westerly side of Mathis Court, and extends back 260.50 feet on the Northerly line and 241.50 feet on the Southerly line, to a deed line in the rear on which it measures 133 feet.

Being the same property conveyed to Terry B. Wilson is the same person as Terry Burton Wilson and wife Sybil Chloe Wilson by Deed from Herman L. Waggoner and wife Margarett G. Waggoner of record in Book 4432, Page 569, Register's Office for Davidson County, Tennessee, dated June 17, 1970 and recorded on June 20, 1970.

The said Sybil Chloe Wilson having died on November 9th, 2024, survived by her husband, Terry Burton Wilson

The said Terry Burton Wilson having died on December 8th, 2025, leaving Jonathan L. Wilson and Mary Bronwyn Wilson as his heirs and beneficiaries. Affidavit of Heirship recorded simultaneously herewith. Instrument No. 202608210078162

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 506 Mathes Ct, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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 18th day of August, 2026.

WARRANTY DEED
(Continued)

Jonathan L. Wilson

Mary Bronwyn Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan L. Wilson and Mary Bronwyn Wilson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of August, 2026.

Notary Public

My Commission Expires: 5/12/2030

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 18TH day of AUGUST, 2026.

Date: 8-18-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18TH day of AUGUST, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY