Karen Johnson Davidson County
Batch# 1478722 DEEDWARR
09/29/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $751.10
20260929-0090071

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2026.

Notary Public
COMMISSION EXPIRES: 9/19/28

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amterra Homes, LLC	NEW OWNER	049-00-0-002
(NAME)	(NAME)	
1013 CHAGFORD DRIVE	116 Agnes Rd Suite# 200	
(ADDRESS)	(ADDRESS)	
CLARKSVILLE TN 37043	Knoxville, TN 37919	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Sondra Sue Wilson and husband, John W. Wilson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amterra Homes, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: Described partly according to a survey made by Z. J. Wilkinson. Surveyor. June 17, 1957, as follows:

Beginning on the westerly margin of State Highway No. 112 or Clarksville Highway, at the northeast corner of the property conveyed to James E. Woodson and wife, by deed from Howard B. Moore and wife, of record in Book 2650, page 85, Register's Office for said County; thence with said Woodson's northern boundary line, South 61 degrees 35 minutes West 300 feet to said Woodson's northwest corner; thence North 27 degrees 15 minutes West 100 feet; thence northeastwardly 300 feet, more or less, to the westerly margin of said Highway; thence with the same, South 27 degrees 15 minutes East 100 feet to the beginning.

TRACT NO. 2: Being triangular in shape and being the northerly part of a tract of land conveyed to Howard B. Moore and wife, by deed of record in Book 2635, page 383, Register's Office for said County. Said triangular piece of land is described as follows:

Beginning at a point in the westerly margin of the Clarksville Highway (State Highway No. 112) at the northeasterly corner of property conveyed by Howard B. Moore to Miller Woodson and wife, by deed of record in Book 2694, page 37, said Register's Office, and running thence, along the northerly line of Miller Wood son's said property. southwestwardly 300 feet to Miller Woodson's northwesterly corner, which corner lies in the easterly margin of a tract of land of 2.61 acres conveyed by Moore to James E. Woodson and wife, by deed of record in Book 2801, page 156; thence along the easterly line of James E. Woodson's 2.61 acres, North 27 degrees 15 minutes West 119 feet to the original northerly line of the said property conveyed to Moore by deed of record in Book 2635, page 383; thence along said original northerly line, North 83 degrees 30 minutes East (corrected from North 82 degrees East) 321 feet to the beginning.

BEING the same property conveyed by Deed from Thomas H. Ware, Successor Trustee for the Mary Malinda Blankenship Testamentary Trust to Jackson B. Batson and wife, Carolyn M. Batson, recorded October 10, 2002, as Instrument No. 20021010-0124438, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Quit Claim Deed from Jack B. Batson and wife, Carolyn M. Batson to Sondra Sue Wilson and husband, John W. Wilson, recorded December 29, 2006, as Instrument No. 20061229-0160943, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John W. Wilson and Sondra Sue Wilson pursuant to a Limited Power of Attorney to Sell and Convey Real Estate executed by them on the 23rd day of September, 2026, of record in Instrument No. 202609290090069 and Instrument No. 202609290090070, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as:	4747 Clarksville Pike		Nashville, TN	37218
	(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. successors 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, successors 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 our hands this 25 day of September, 2026.

John W. Wilson by Bradley Alan Wilson, his Attorney-In-Fact

John W. Wilson by Bradley Alan Wilson, his Attorney-In-Fact

Sondra Sue Wilson by Bradley Alan Wilson, her Attorney-In-Fact

Sondra Sue Wilson by Bradley Alan Wilson, her Attorney-In-Fact

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Bradley Alan Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Attorney-In-Fact for John W. Wilson and Sondra Sue Wilson** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said John W. Wilson and Sondra Sue Wilson, for the purpose therein contained, by signing the name of John W. Wilson and Sondra Sue Wilson, by himself as Attorney-In-Fact.

WITNESS my hand and seal this 25 day of September, 2026.

S. Nixon Pressley

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

File No.: 9470-26
Warranty Deed Individual LES rev. 09-2018

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/25/26 (date of document).

Jennifer Pennell

9/29/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/29, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal