WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$176,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of May, 2019.

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 236015 DEEDWARR
05/29/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $651.20
20190529-0050768

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jessie Fitzgerald	New Owner	064-09-0-136.00
4233 Woods Street		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessie Fitzgerald and Sean Fitzgerald wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 of Block 4 on the Map of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the westerly side of Wood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wanda Williams, a single woman from Marvin C. Manson, married, by Warranty Deed on July 11, 2018, of record in Instrument Number 20180712-0067729, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 10718, Page 596, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4233 Woods Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 21, 2019.

Wanda Williams

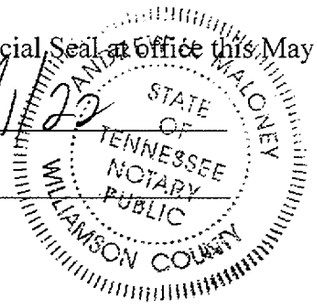
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at Office this May 21, 2019

My commission expires 8/1/22

Notary Public



True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY