WARRANTY DEED

Karen Johnson Davidson County
Batch# 249815 DEEDWARR
06/27/2019 03:53:11 PM 3 pgs
Fees: $18.00 Taxes: $980.50

20190627-0062763

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. DH0005415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00:

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Andrew Quinn	New Owner	
(NAME)	(NAME)	
2422 Dundee Lane		073-12-0-047.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(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, **Sam Williams, Administrator of The Estate of Joan Williams, Sam Williams, Amanda Williams McMahan, and Jennifer Williams Lockmiller,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Andrew Quinn, unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 217 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joan Williams by Warranty deed from Scott H. Joyce and wife, Tamra K. Joyce of record in Instrument No. 20171106-0113905 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on November 06, 2017. Joan Williams died testate on November 21, 2018, and her Last Will & Testament has been admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P312. Said Last Will & Testament directed that the subject property be sold and the proceeds split among her three children: Sam Williams, Amanda Williams McMahan, and Jennifer Williams Lockmiller. SEE ALSO: Affidavits of Heirship recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute..

SEE AFFIDAVITS OF HEIRSHIP OF RECORD
IN INSTRUMENT NUMBERS
20190627-0062760 AND
20190627-0062761, R.O.D.C.

Improved ☒ property, known as 2422 Dundee Lane, Nashville, TN 37214

(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 hand this 25th day of June, 2019.

The Estate of Joan Williams

By: Sam Williams, Administrator

Sam Williams

Amanda Williams McMahan

Jennifer Williams Lockmiller

by her attorney-in-fact

Jennifer Williams Lockmiller, by Sam Williams, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sam Williams, Administrator of the Estate of Joan Williams, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this ~~24th~~ 25th day of June, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sam Williams and Amanda Williams McMahan, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of June, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Sam Williams, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jennifer Williams Lockmiller, and who acknowledged that he/she executed the same as the free act and deed of the said Jennifer Williams Lockmiller, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20190627-0062762, said Register's Office.

Witness my hand and official seal this 25 day of June, ~~2016~~ 2019.

NOTARY

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sam Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Jennifer Williams Lockmiller, and that this instrument was executed on behalf of the said Jennifer Williams Lockmiller for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this _____ day of June, 2019.

Notary Public_____

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. W-VRES-19-2422