Karen Johnson Davidson County
Batch# 251943 DEEDWARR
07/02/2019 02:43:05 PM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20190702-0064676

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Leslie Ann Williams and Ellen Maxey Smith, Trustees for John Haskell Williams Trust under the trust established by the Last Will and Testament of Horace Edward Williams, deceased and Leslie Ann Williams, individually and Ellen Maxey Smith, individually and John Haskell Williams, individually, as Devisees under the Last Will and Testament of Horace Edward Williams, deceased hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto 4309 Wallace, LLC, a Tennessee limited liability company, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sneed Estates of record in Plat Book 2133, Pages 10 and 11, as amended in Book 2099, Page 581, 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 Horace E. Williams and wife, Galia Ann Williams by Warranty Deed from Haskell H. O'Brien and wife, Neosho H. O'Brien of record in Book 2994, Page 1, Register's Office for Davidson County, Tennessee, dated July 1, 1959 and recorded on November 16, 1959.

Being the same property conveyed to Horace Edward Williams by Quitclaim Deed from Galia Ann O'Brien Williams, pursuant to divorce, of record in Book 9966, Page 589, Register's Office for Davidson County, Tennessee, dated February 7, 1996 and recorded on March 4, 1996. The said Horace Edward Williams having since died testate on 12/31/2018. His estate is probated of record in Case Number 19P-482, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Ellen Maxey Smith, Executrix of the Estate of Horace Edward Williams, deceased joins in the execution of this Warranty Deed pursuant to the Last Will and Testament of Horace Edward Williams.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4309 Wallace Lane, Nashville, TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2019.

The Estate of Horace Edward Williams, deceased

Ellen Maxey Smith, Executrix

Ellen Maxey Smith, Executrix

State of Tennessee)
County of Davidson)

On this 28th day of June, 2019, before me the undersigned, a Notary Public in and for the State and County aforesaid, Ellen Maxey Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix and is authorized to execute this instrument, and that she has executed this instrument on behalf of Estate of Horace Edward Williams, as Executrix.

Notary Public

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/20

Ellen Maxey Smith, Trustee

Ellen Maxey Smith, Trustee for John Haskell Williams Trust under the trust established under The Last Will and Testament of Horace Edward Williams, deceased

State of Tennessee)
County of Davidson)

On this 28th day of June, 2019, before me the undersigned, a Notary Public in and for the State and County aforesaid, Ellen Maxey Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee for John Haskell Williams under the trust established under The Last Will and Testament of Horace Edward Williams and is authorized to execute this instrument, and that she has executed this instrument on behalf of John Haskell Williams under the trust established under The Last Will and Testament of Horace Edward Williams, as Trustee.

Notary Public

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/20

Ellen Maxey Smith

Ellen Maxey Smith, individually

State of Tennessee)
County of Davidson)

On this 28th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ellen Maxey Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/20

WITNESS THE EXECUTION HEREOF this 25th day of June, 2019.

The Estate of Horace Edward Williams, deceased

Leslie Ann Williams, Trustee

Leslie Ann Williams, Trustee for John Haskell Williams Trust under the trust established under The Last Will and Testament of Horace Edward Williams, deceased

State of Tennessee)
County of Davidson)

On this 25th day of June, 2019, before me the undersigned, a Notary Public in and for the State and County aforesaid, Leslie Ann Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee for John Haskell Williams under the trust established under The Last Will and Testament of Horace Edward Williams and is authorized to execute this instrument, and that she has executed this instrument on behalf of John Haskell Williams under the trust established under The Last Will and Testament of Horace Edward Williams, as Trustee.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/8/22

Leslie Ann Williams

Leslie Ann Williams, individually

State of Tennessee)
County of Davidson)

On this 25th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leslie Ann Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/8/22

WITNESS THE EXECUTION HEREOF this 25 day of June, 2019.

The Estate of Horace Edward Williams, deceased

John Haskell Williams, individually

State of OKLAHOMA)
County of TULSA)

On this 25th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Haskell Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: April 21, 2022

TAMARA PITTMAN
Notary Public – State of Oklahoma
Commission Number 14003740
My Commission Expires Apr 21, 2022

State of ~~Tennessee~~ OKLAHOMA)
County of ~~Davidson~~) TULSA

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 735,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of June, 2019.

Notary Public

My Commission Expires: April 21, 2022

TAMARA PITTMAN
Notary Public – State of Oklahoma
Commission Number 14003740
My Commission Expires Apr 21, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
4309 Wallace, LLC	NEW OWNER	130-08-0-069.00