Karen Johnson Davidson County
Batch# 371954 DEEDWARR
03/13/2020 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20200313-0028187

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0478

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-12-2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of March, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 1985 Carloss Drive Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	106-14-0-026.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Estate of Marion F. Williams

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 1985 Carloss Drive Trust

HEREINAFTER CALLED THE GRANTEES, 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. 30 in the Raymond Heights of record in Book 1424, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 60 feet on the Westerly side of Carloss Drive and runs back 157.8 feet on the Northerly side and 163.4 feet on the Southerly side to a dead line, measuring 98.6 feet along said rear line.

Being the same property conveyed to Thomas E. Williams and wife, Marion F. Williams by Warranty Deed from George B. Atkins and wife, Dean B. Atkins of record in Book 2435, Page 417, Register's Office for Davidson County, Tennessee, dated June 03, 1955 and recorded on June 11, 1955. (Value or consideration shown in aforementioned deed $7,190.21.)

The said Thomas E. Williams having predeceased Marion F. Williams and the said Marion F. Williams having died on July 16, 2019, in Davidson County, Tennessee appointing her son Paul E. Williams Executor of her Estate by Last Will and Testament admitted to Probate, Docket No. 19P-1474, Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1985 Carloss Drive, Nashville, TN 37210.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of March, 2020.

Estate of Marion F. Williams

By: _____
Paul E. Williams, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul E. Williams, Executor of Estate of Marion F. Williams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of March, 2020.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

(Notary Seal)

_____
Notary Public

My Commission Expires: _____

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022