WARRANTY DEED

Karen Johnson Davidson County
Batch# 404278 DEEDWARR
05/21/2020 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20200521-0053015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000.00.

Konya Williams
Affiant

Subscribed and sworn to me on 05/15/20.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tracy Williams Konya Williams 211 East Old Hickory Blvd Madison, TN 37115	NEW OWNER 1240 Highland Ave. Goodlettsville, TN 37072	043-13-0-413.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary W. Neeley and wife, Suzanne L. Neeley, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Tracy Williams and wife, Konya Williams, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Certain real property situated in the 11th Civil District of Davidson County, Tennessee, and described as follows, to-wit:
>
> BEING Lot No. 1 according to the Plan of Subdivision known as Street Abandonment Right of Way Dedication Bobby Sellers Property of record in Plat Book 4660, Page 128, Register's Office for Davidson County, Tennessee.
>
> Said property fronts 176.94 feet on the Northerly margin of Old Hickory Boulevard and extends back a distance of 129.96 feet along the Westerly line to an iron pin and a total of 261.94 feet along the North and Northeasterly line, which is a curved line along the boundary of an alley.
>
> Being the same property conveyed to Gary W. Neeley and wife, Suzanne L. Neeley, by Warranty Deed from Genell M. Wynn, of record in Book 9044, Page 72, in the Register's Office of Davidson County, Tennessee, dated August 9, 1993, and recorded on August 11, 1993.

This is improved property known as 211 East Old Hickory Blvd, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand and official seal on 05/15/2020.

Gary W. Neeley

Gary W. Neeley

Suzanne L. Neeley

Suzanne L. Neeley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/15/2020, before me personally appeared Gary W. Neeley and Suzanne L. Neeley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/15/2020.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

