Karen Johnson Davidson County
Batch# 448318 DEEDWARR
08/03/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20200803-0084942

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

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

Subscribed and sworn to before me, this 30th day of July, 2020.

Notary Public
My commission expires:

05-2006-67756

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alan Williams	Alan Williams	064-03-0-A-005.00 CO
4045 Brandywine Pointe Old Hickory TN 37138	←	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shawn Joseph and Ocheze Wosu Joseph, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alan J. Williams and Lauren K. Williams, Husband and Wife** hereinafter called the Grantees, their successors 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. 70, on the Plan of Phase One, Section I, Revised Plat of Brandywine Pointe, (a Planned Unit Development), of record in Book 7900, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn Joseph and Ocheze Wosu Joseph, husband and wife by deed from Jennifer Nicole Whitmire, single, dated January 31, 2017, recorded February 9, 2017, of record in Instrument No. 20170209-0013478, as corrected by Scrivener's Affidavit of record in Instrument No. 20170303-0021025, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4045 Brandywine Pointe, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of July, 2020.

Shawn Joseph

Ocheze Wosu Joseph

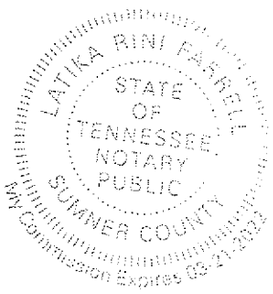
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shawn Joseph and Ocheze Wosu Joseph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of July, 2020.

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

