Karen Johnson Davidson County
Batch# 449325 DEEDWARR
08/04/2020 09:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200804-0085870

This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes.

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
JASON P. WILLIAMS, Trustee JOYCE A. WILLIAMS, Trustee WILLIAMS REVOCABLE LIVING TRUST dated July 31, 2020 918B Halcyon Avenue Nashville, TN 37204	First Tennessee Bank 12195 Metro Parkway, Suite 2 Fort Myers, FL 33966	118-01-4M-002.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-30-2021

Sworn to and subscribed before me this 31st of July, 2020.

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JASON PUTHOTTILE WILLIAMS, who is one and the same as JASON P. WILLIAMS, and JOYCE ALENCHERRIL WILLIAMS, who is one and the same as JOYCE A. WILLIAMS, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JASON P. WILLIAMS and JOYCE A. WILLIAMS, TRUSTEES

of the WILLIAMS REVOCABLE LIVING TRUST, dated July 31, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

The execution of this instrument is made pursuant to and in compliance with Executive Order No. 52 issued by Tennessee Governor Bill Lee, dated June 29, 2020. This instrument may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

WITNESS OUR HANDS this July 31, 2020.

By: _____
JASON PUTHOTTILE WILLIAMS

_____
JOYCE ALENCHERRIL WILLIAMS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Puthottile Williams and Joyce Alencherril Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of July, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission expires: March 30, 2021

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By: _____
JASON PUTHOTTILE WILLIAMS

_____
JOYCE ALENCHERRIL WILLIAMS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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_____
Matthew D. Faulk, Notary Public

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

My Commission expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit B, 918 Halcyon Townhomes as shown on Plat of record as Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 918 Halcyon Townhomes of record in Instrument Number 20150827-0086945, 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 Jason Puthottile Williams and Joyce Alencherril Williams, husband and wife, by Warranty Deed of record from Bruce A. Eyre and Noreen D. Eyre, husband and wife, in Instrument No. 20190806-0078224, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 76; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions & Restrictions of record at Instrument No. 20150827-0086945; Restrictive Covenant of record at Instrument No. 20160624-0064762, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 918B Halcyon Avenue, Nashville, TN 37204

True Copy Certification

I, Matthew D. Fowle, 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 Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Fowle 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: 2/12/23

Notary' Seal (if on paper)

