Karen Johnson Davidson County
Batch# 454066 DEEDWARR
08/11/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,378.25
20200811-0089175

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $372,500.00.

Affiant

Subscribed and sworn to before me, this 10th **day of** August **2020.**

Notary Public
My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

06-2007-77488

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Bailey Anderson	Navey Federal Credit Union	098-06-0-A-043.00 CO
1453 Bridgecross Pkwy	820 Follin Lane	
Hermitage TN 37076	Vienna, VA 22180	

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, **John Williams, Jr. and wife, Samantha Williams**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bailey Patricia Anderson, unmarried woman**, 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. 43, on the Plan of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Williams, Jr. and Samantha Williams, husband and wife, and John Williams, III by deed from Chris Legnon and Brooke L. Legnon, husband and wife, dated July 5, 2016, recorded July 6, 2016, of record in Instrument No. 20160706-0068985, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Williams, Jr. and wife, Samantha Williams by Quitclaim Deed from John Williams, III, unmarried, dated January 5, 2019, recorded January 10, 2019, of record in Instrument No. 20190110-0002725, 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 1453 Bridgecross Pkwy, Hermitage, TN 37076.

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 7 day of August, 2020.

John Williams, Jr.

Samantha Williams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Williams, Jr. and Samantha Williams**, 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 Mt. Juliet, TN, this 7 day of August, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

