Karen Johnson Davidson County
Batch# 519464 DEEDWARR
11/20/2020 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201120-0136782

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Autumn Williams
2120 Ransom Place
Nashville, TN 37217

MORTGAGEE

SEND TAX BILLS
Movement Mortgage
8024 Calvin Hall Rd.
Indian Land, SC 29707

MAP-PARCEL:

135-14-0B-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Whitney Dursteler,** unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Autumn Williams, a single woman and Debra Williams, a single woman,** 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. 55 on the Plan of Ransom Place Section Two, Phase Two of record in Plat Book 7900, Page 526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 55, which is a corner lot, fronts 56.77 feet on the Broken Northwesterly margin of Ransom Place and fronts 80.00 feet on the Northeasterly margin of Elderberry Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.00 feet on the Northwesterly line and 104.86 feet on the Northeasterly line, to a point of intersection.

Being the same property conveyed to Whitney Dursteler, unmarried by Warranty deed from Richard F. Taylor, unmarried of record in Instrument No. 20200825-0096016 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 25, 2020.

Being also known as 2120 Ransom Place Nashville, Tennessee 37217.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters reference in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is Improved property known as **2120 Ransom Place Nashville, TN 37217.**

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 do 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 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 our hands this 13th day of November.

Whitney Dursteler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Whitney Dursteler, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November.

NOTARY PUBLIC

JODIE D PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $360,000.00.

AFFIANT

Subscribed and sworn to before me this13th day of November.

NOTARY PUBLIC

JODIE D PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022