Name and Address of New Owner:
Send tax Notices to Same:

William L. James
117 Clearlake Drive, E.
Nashville, TN 37217

****

Karen Johnson Davidson County
Batch# 519606 DEEDWARR
11/20/2020 02:58:13 PM 2 pgs
Fees: $13.00 Taxes: $507.98

20201120-0136991

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *$137,291.10*, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

William L James
Affiant

Subscribed & sworn to before me the 13 day of November, 2020.

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Notary Public

My Commission expires: 11/15/23

Parcel No 136-07-0-127.00

****

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED THIRTY-SEVEN THOUSAND TWO HUNDRED NINETY-ONE and 10/100 DOLLARS, ($137,291.10)* cash in hand paid, the receipt of which is hereby acknowledged, I, **ALLISON S. HICKS,** have bargained and sold and by these presents do transfer and convey unto **WILLIAM L. JAMES**, his heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, being Lot 194, SECTION FOUR, PRIEST LAKE PARK, as shown on plat of record in Plat Book 4460, Pages 15, 16 and 17, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Sandra G. Wilson by Quitclaim Deed dated January 27, 2014, from H. Howard Wilson (deceased) and wife, Sandra G. Wilson, of record in Instrument Number 20140205-0010274. Sandra G. Wilson died intestate on April 26, 2020, survived by her only children and heirs at law, James L. Shoemaker, II and Allison S. Hicks. Sandra G. Wilson and Sandra Wilson Order is one and the same person. See also Quitclaim Deed from James L. Shoemaker, II to Allison S. Hicks, of record in Instrument Number 20201120-0136990 Register's Office for Smith County, Tennessee.

This is improved property commonly known as 117 Clearlake Drive E, Nashville, TN 37217.

This instrument prepared by:
BASS AND BASS, ATTORNEYS
P. O. Box 500 Carthage, Tennessee

Possession: Date of deed
2020 Taxes Paid by Grantee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **WILLIAM L. JAMES**, his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said **WILLIAM L. JAMES**, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 13 day of November, 2020.

Allison S. Hicks

ALLISON S. HICKS

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Allison S. Hicks,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official seal at Smith County, Tennessee, this 13 day of November, 2020.

Notary Public

My Commission Expires: 11/15/23
WD-Hicks-James

JAMES D... STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY