RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 535978 DEEDWARR
12/16/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,349.58
20201216-0148796

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $364,750.00.

Affiant

File Number: 20111099

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Subscribed and sworn to before me, this 15th day of December, 2020.

Notary Public
My Commission Expires: 5-9-2023

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: New Owner	Map/Parcel Number:
Matthew Custodero		114-15-0A-005.00-CO
208 Cedar Place Row		
Nashville, TN 37221		

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, **Jordan David Williams and Hilary H. Williams, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew Custodero, single man**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of Cedar Place Community, a Planned Unit Development (With Private Elements), as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cedar Place Community, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140918-0085685, amended in Instrument No. 20141008-0093372, corrected by Scrivener's Affidavit of record in Instrument No. 20141112-0104513, further amended in Instrument No. 2014102-0098636, and in Instrument No. 20150319-0023886, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Hilary Elizabeth Harding, an unmarried woman by Special Warranty deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20170503-0043526 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017.

Being the same property conveyed to Jordan David Williams and Hilary H. Williams, husband and wife by Quitclaim deed from Hilary Elizabeth Harding n/k/a Hilary H. Williams, married of record in Instrument No. 20200810-0088707 Register's Office for Davidson County, Tennessee, dated August 07, 2020 and recorded on August 10, 2020.

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 208 Cedar Place Row, Nashville, TN 37221.

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 15th day of December, 2020.

Jordan David Williams

Hilary H. Williams

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jordan David Williams and Hilary H. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of December, 2020.

Notary Public at Large
My Commission Expires: ~~4/18/21~~
11/20/2022

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Emily Prophet, 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 Rutherford

Personally appeared before me, Emily Prophet, a notary public for this county and state, [name of person making certification] 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: 3/23/2021

Notary' Seal (if on paper)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY