Karen Johnson Davidson County
Batch# 543271 DEEDWARR
12/29/2020 01:02:30 PM 2 pgs
Fees: $13.00 Taxes: $1,261.70
20201229-0154199

3537

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| | |
|---|---|
| STATE OF Tennessee<br><br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 341,000.00 .<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2020.<br><br>Notary Public<br>COMMISSION EXPIRES: 3-7-2023<br><br>(Affix Seal) | (BLANK FOR REGISTER'S OFFICE ENDORSEMENT) |

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard Shane Nasby<br>Angela Dawn Nasby | Gardner Financial Services, LTD<br>Dba Legacy Mutual Mortgage | 126-16-0A-405.00-C |
| (NAME) | (NAME) | |
| 1657 Harpeth Run Drive | 3503 Paesanos Parkway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | San Antonio, TX 78231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Randy Williamson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Shane Nasby and Angela Dawn Nasby, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 538 on the Plan of Final Plat Parkview at Riverwalk, Phase 1 of record in Instrument No. 200502150016985; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randy Williamson and wife, Hazel Williamson by Deed dated January 31, 2007 from Corinthian Custom Homes Inc., recorded February 7, 2007, in Instrument Number 200702070015810, in the Official Records of Davidson County, Tennessee and further conveyed to Randy Williamson by Quitclaim Deed from Hazel Williamson dated November 18, 2020 and recorded December 1, 2020 of record in Instrument No. 20201201-0139578 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1657 Harpeth Run Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

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; 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, successors 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 23 day of December, 2020.

X Randy Williamson
Randy Williamson

State of ~~Tennessee~~ Florida

County of ~~Davidson~~ Santa Rosa

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Randy Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 23 day of December, 2020.

Notary Public

Commission Expires: 03/05/2023

SUSAN REININGER
Notary Public - State of Florida
Commission # GG 279307
My Comm. Expires Mar 5, 2023
Bonded through National Notary Assn.

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
*Signature*

State of Tennessee )
)
County of Davidson )

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
*Notary Signature*

My Commission Expires: January 10, 2023