Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 549408 DEEDWARR
01/07/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20210107-0003349

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 6th day of January, 2021.

Notary Public
My commission expires: 10-30-24

Address of New Owner:	Send Tax Bills to:	Tax Information
Toshia N. Williams Stephen Smith 4439 Andrew Jackson Parkway Hermitage, TN 37076	New Owner	075070036.00

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, **David Thomas Gilliam and wife, Connie Gilliam, f/k/a Connie Lynn Vantrease**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Toshia N. Williams and husband, Stephen Smith**, 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. 79 on the plan of Tulip Grove, Section II, of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 90 feet along the southeasterly margin of Andrew Jackson Parkway and extends back between lines measuring 150.06 feet on the southwesterly line and 150.05 feet on the northeasterly line, to a dead line in the rear on which it measures 90.0 feet.

Being the same property conveyed to David Thomas Gilliam and Connie Lynn Vantrease by deed from Kenneth D. Harris and wife, Julia J. Harris, recorded in Book 5225, Page 316, said Register's Office. Connie Lynn Vantrease has since married David Thomas Gilliam and is now known as Connie Gilliam.

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 4439 Andrew Jackson Parkway, 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 6th day of January, 2021.

David Thomas Gilliam

Connie Gilliam, f/k/a Connie Lynn Vantrease

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Thomas Gilliam and wife, Connie Gilliam, f/k/a Connie Lynn Vantrease**, 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, this 6th day of January, 2021.

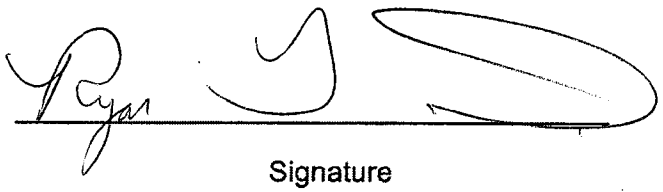
Notary Public
State of Tennessee at Large

My Commission expires: October 30, 2024

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Ryan Trammel, 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.

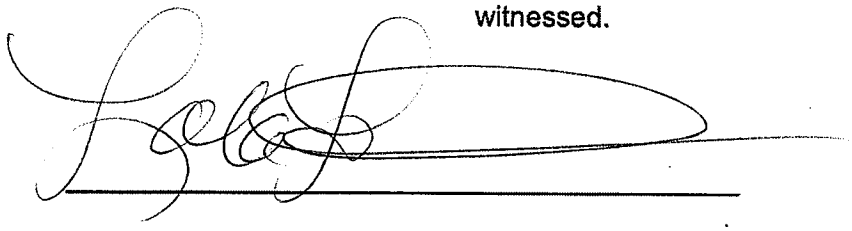


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Lola L Mullican, a notary public for this county and state, Ryan Trammel 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: 12/3/23

Notary's Seal (If on paper)

