Karen Johnson Davidson County
Batch# 551935 DEEDWARR
01/11/2021 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20210111-0004727

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $220,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204088	Affiant Sworn to and subscribed before me this 8th day of January, 2021. Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 8th day of January, 2021, among:

RAIFAEL WORLEY WILLIAMS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Gerry Deangelo Luster aka Gerry D. Luster and Maria De Los Angeles Luster aka Maria D. Luster

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Tract 1

The following described tract or parcel of land lying and being in Davidson County, Tennessee, to wit:

Being situated in the 13th Civil District of said County, and being part of Tract No. 8 on the Plan of Fairview Subdivision, of record in Book 974, page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson, Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1437.7 feet West, as measured along the Southerly Margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1139, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same, South 85 degrees 2 minutes East 100 feet to the point of beginning.

Being the same property conveyed to John Worley Williams by Installment deed from L. E. Smith and wife, Sadie Jones Smith of record in Book 3851, page 879, and As Corrected in Correction Deed Book 3897 and Page 115, Register's Office for Davidson County, Tennessee, dated December 07, 1964 and January 16, 1965 and recorded on January 18, 1965. John Williams having died intestate on or about July 27, 2020 leaving property vested in is sole heir, Raifael Williams aka Raifael W. Williams as evidenced by Affidavit of Heirship of record in Instrument No. 20201022-0123019, Register's Office for Davidson County, Tennessee

Being also known as 3803 West Hamilton Road Nashville, Tennessee 37218.

Tract 2

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 6 in the subdivision of part of Tract No. 8 in Fairview Subdivision as of record in Book 947, page 41, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 6 fronts 103 feet on the southerly margin of West Hamilton Road and runs back between lines, the westerly line being 220.98 feet and the easterly line measuring 200 feet to a line in the rear measuring 100 feet thereon.

BEING the same property conveyed to John Williams and wife, Constance Williams by Deed from Herman Beasley dated June 23, 1986 and filed of record in Book 6926, page 377, Register's Office for Davidson County, Tennessee. Constance Williams having since died on or about January 29, 2005, leaving John Williams as surviving tenant by the entirety. John Williams having died intestate on or about July 27, 2020 leaving property vested in is sole heir, Raifael Williams aka Raifael W. Williams as evidenced by Affidavit of Heirship of record in Instrument No. 20201022-0123019, Register's Office for Davidson County, Tennessee

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting

the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Raifael Worley Williams

Raifael Worley Williams

State of Indiana
County of Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Raifael Worley Williams, the within named 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 8th day of January, 2021.

Jessica Schultz
Notary Public
My Commission Expires: 11/8/26

JESSICA SCHULTZ
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0716893
My Commission Expires Nov 8, 2026

Owner Name & Property Address:

Name: Gerry D. Luster and Maria D. Luster
Address: 3803 West Hamilton Road
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Gerry D. Luster and Maria D. Luster
Address: 3803 West Hamilton Road
City, State, Zip: Nashville, TN 37218

Tax ID: 069-03-0-124.00

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

