Karen Johnson Davidson County
Batch# 552111 DEEDWARR
01/12/2021 08:27:14 AM 2 pgs
Fees: $13.00 Taxes: $370.00



20210112-0004955

ADDRESS NEW OWNERS and
SEND TAX BILLS:
LUIS GIANCARLO ASENCIO
201 Edenwold Rd.
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
34-9-127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RANDALL E. WILLIAMS and KATHERINE P. WATSON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to LUIS GIANCARLO ASENCIO, married, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:

Being Lots Nos. 1, 2, 3 & 4 of Block "F" on the plan of Edenwold City of record in Book 421, Page 123, Register's Office for said County.

Said Lots adjoin and from: together 100 feet on the south side of Shakespeare Avenue and run back between parallel lines, Lot No. 1 running back along the east margin of Scott Avenue 110 feet to an alley.

Being the same property conveyed to James H. Watson and wife, Katherine P. Watson, a one-half undivided interest and Harry G. Williams and wife, Willene P. Williams, a one-half undivided interest by Warranty Deed from Jo Frances Gray, Robbie Ruth Castleman, Eva Jewell Pruett, Shirley Ann Rainey, Willie Lee Davenport, Hansel Ray Davenport, Ruby Joyce Smith, Wilma Jane Jones, Gwendolyn Yvonne Ray, Deborah Jean O'Saile and Rickey Stanton Davenport, dated August 8, 1991, and recorded August 12, 19914, in Book 8418, Page 254, Register's Office for Davidson County, Tennessee. Harry G. Williams having predeceased Willene Williams. James H. Watson having since died.

Willene P. Williams having died on December 25, 2019 her interest having been conveyed to Randall Williams by Executor's Deed dated May 6, 2020 and recorded May 8, 2020 in Instrument No. 20210508-0048030, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 200 Shakespeare Avenue, Madison, Tennessee 37115.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 8 day of January, 2021.

RANDALL E. WILLIAMS

KATHERINE P. WATSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RANDALL E. WILLIAMS and KATHERINE P. WATSON, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of January, 2021.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed to and sworn before me, this the 8 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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