WARRANTY DEED

Karen Johnson Davidson County
Batch# 560486 **DEEDWARR**
01/25/2021 03:01:15 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20210125-0010846

JM-SB-RW-20-719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

DOROTHY M SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Raymond Williams	**United Wholesale Mortgage**	
(NAME)	(NAME)	**092-05-0-311.00**
719 32nd Ave N	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNESTINE WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAYMOND WILLIAMS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of George E. Jacksons Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernestine Williams, unmarried woman by Warranty deed from Exodus Group, LLC of record in Instrument No. 20140411-0030734 Register's Office for Davidson County, Tennessee, dated April 09, 2014 and recorded on April 11, 2014.

This conveyance is subject to:
- Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2020 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 32nd Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF JANUARY, 2021.

1/22/21

Ernestine Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNESTINE WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2021.

Dorothy M Sanders

Notary Public
My Commission Expires: 5-9-2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212