Karen Johnson Davidson County
Batch# 567598 DEEDWARR
02/03/2021 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,072.63
20210203-0015839

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2633TN
FILE # CF-TN-150189

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 day of December, 2020.

Notary Public

Commission Expiration:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 126157 NEISHA L. SCHWARTZ Commission Expires Dec. 2, 2022 HANCOCK COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Krystal Shrider 1531 23rd Ave. N Nashville, TN 37208	SAME AS NEW OWNER.	08114011000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $289,900.00 , CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael T. Williams and Corynne M. Williams, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Krystal Shrider, a Single Woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1531 23rd Ave. N Nashville, TN 37208, County of Davidson

Land in Davidson County, Tennessee, being the North 60 feet of the South 110 feet of Lot No. 9 on the Plan of Georgia Industrial Realty Co.'s North Nashville Property of record in Plat Book 421, Page 188, Register's Office for said County and being more particularly described as follows:

Said part of said lot fronts 60 feet on the West side of 23rd Avenue North and runs back between parallel lines 210 feet to a dead line.

Included but specifically excluded from this conveyance is the following described property found in Book 5828, Page 691, said Register's Office.
Right of Way: Part of a tract of land that fronts 60 feet on the West side of 23rd Avenue North that was conveyed by deed recorded in Book 1732, Page 132, RODC, Tennessee, being described as the East 8.6 feet of that tract and containing 516 square feet.

Also included but specifically excluded from this conveyance is the following described property found in Instrument No. 20180103-0000853, said Register's Office and more particularly described as:
A strip of land 4 feet in width, parallel and adjacent to the existing right-of-way of 23rd Avenue North and along the entire frontage of said property, approximately 60 feet in length.

Being the same property conveyed to Michael T. Williams and Corynne M. Williams, husband and wife, by deed from David Snodgrass and wife, Patti Snodgrass dated 7/3/2018, recorded 7/9/2018 filed of record in Instrument No. 20180709-0065758, said Register's Office.

Tax Map and Parcel ID is as follows 08114011000

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1531 23rd Ave. N, Nashville, TN 37208

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 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 unemcumbered, 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 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 31 day of December, 2020.

Michael T. Williams

Corynne M. Williams

STATE OF FLORIDA

COUNTY OF Hillsborough

On this 31 day of December, 2020, before me personally appeared **Michael T. Williams and Corynne M. Williams**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31 day of December, 2020.

Notary Public
Commission Expiration: Feb 5, 2021

CINDY LEE MONTAGNO
Notary Public - State of Florida
Commission # GG 069846
My Comm. Expires Feb 5, 2021
Bonded through National Notary Assn.

LTE File No.: 20-2633TN

EXHIBIT A
Legal Description

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True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Neisha L. Schwartz, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY