Karen Johnson Davidson County
Batch# 591170 DEEDWARR
03/12/2021 02:16:14 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20210312-0033369

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Rebecca J. Williams Affiant Subscribed and sworn to before me, this 9th day of March, 2021. Notary Public My commission expires: 03/07/2023
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James O. Decker and Rebecca J. Williams	new owners	**096-14-0-281.00**
3013 Boulder Park Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth Grace Futrell, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James O. Decker, an unmarried man and Rebecca J. Williams, an unmarried woman as tenants in common with the right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 236 on the Plan of Hickory Bend, Section 4 of record in Plat Book 4175, Page 34, and amended in Book 4367, Page 805, 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 Elizabeth Grace Futrell, unmarried by Warranty deed from Adam Yates married, and Daniel H. Johnson, unmarried of record in

Return to:
Rudy Title and Escrow LLC

This is improved property known as **3013 Boulder Park Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of March, 2021.

Elizabeth Grace Futrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elizabeth Grace Futrell, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of March, 2021.

Notary Public
My Commission Expires: 8-20-2023

SolomonParks File No. 21-000058-526

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON