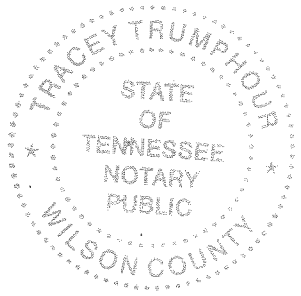
WARRANTY DEED



Karen Johnson Davidson County
Batch# 592413 DEEDWARR
03/16/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $490.25
20210316-0034332

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jyl Baskin	Jyl Baskin	
(NAME)	(NAME)	
222 Downeymeade Drive	222 Downeymeade Dr	085 07 0 042.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, **We Fred O. Williams and Wife, Margaret J. Williams**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jyl Baskin, a married woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, described as follows: .

Said Lot No. 211 begins at a point in the northerly margin of Edgemont Drive at the corner of Lots Nos. 211 and 212; thence with the line between said lots, northerly 151.48 feet to the southerly line of Lot No. 197; thence with the line between Lots Nos. 197 and 211, westerly 154 feet to the easterly margin of Stafford Drive; thence with the margin of said Drive, southerly 101 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the northerly margin of Edgemont Drive; thence with the margin of said Drive, easterly 121.2 feet to the point of beginning.

Being the same property conveyed to Fred O. Williams and wife, Margaret J. Williams by Warranty Deed from Ernest E. Crittenden, Jr., Executor of the Estate of Agnes R. Crittenden, deceased, dated 06/01/1998 and recorded 06/02/1998, of record in Book 10958, Page 55, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2900, Pages 83 & 84, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 3066, Page 219, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 3124 Edgemont Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 12th day of March, 2021.

Fred O. Williams

Fred O. Williams

Margaret J. Williams

Margaret J. Williams

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred O. Williams and Margaret J. Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of March, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202103160034332

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY