PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233457

Karen Johnson Davidson County
Batch# 593533 DEEDWARR
03/17/2021 10:39:52 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210317-0035170

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$290~~,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2021.

Notary Public
My Commission Expires: 7-5-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua S. Belk and Molly J. Belk 1440 Ocoee Trail Madison TN 37115	New Owner	Tax Parcel ID No. 063 02 0 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter Williams II and Jasmine Williams, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua S. Belk and Molly J. Belk, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Nawakwa Hills, Powwow Addition, Section 2, of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Peter Williams II and Jasmine Williams, Husband and Wife by Warranty Deed from Stacey E. Brower, married, of record in Instrument No. 20180621-0059872, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 21, 2018.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Peter Williams II and Jasmine Williams, which Power of Attorney is recorded in Instrument No. ** and Instrument No. 20210317-0035169 Register's Office for Davidson County, Tennessee. ** 20210317-0035168

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nawakwa Hills Powwow Addition - Section 2, as recorded in Plat Book 974, Page(s) 10.

This is improved property located at 1440 Ocoee Trail Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2021.

Peter Williams II by Shira Kingrey as Attorney-in-Fact

Peter Williams II by Shira Kingrey as Attorney-in-Fact

Jasmine Williams by Shira Kingrey as Attorney-in-Fact

Jasmine Williams by Shira Kingrey as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Peter Williams II and Jasmine Williams and she is authorized by Peter Williams II and Jasmine Williams to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of March, 2021.

Notary Public
My Commission Expires: _____