Karen Johnson Davidson County
Batch# 615001 **DEEDWARR**
04/14/2021 11:00:49 AM 2 pgs
Fees: $13.00 Taxes: $3,892.40
20210414-0049797

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,052,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 20, 2025
(AFFIX SEAL)

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicholson Stephen Chadwick and Ashley Chadwick	First Horizon Bank	103-12-0-102.00
(NAME)	(NAME)	
319 Lauderdale Rd	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Fifty-Two Thousand And No/100 Dollars ($1,052,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID Y. WILLIAMS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLSON STEPHEN CHADWICK AND ASHLEY CHADWICK, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 11, of Block "G" as shown on the map entitled Cherokee Park, of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH AND SUBJECT TO the Grant of Appurtenant Easements for Joint Driveway of record as Instrument No. 20021218-0156186, and re-recorded as Instrument No. 20030305-0029350, said Register's Office.

Being the same property conveyed to DAVID Y. WILLIAMS, by deed from NATALIE RENEE DICKSON, MARRIED, of record as Instrument No. 20141222-0116978, dated December 19, 2014, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 319 Lauderdale Rd, Nashville, TN 37205
(House No.) (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 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 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 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 our hands this 12 day of April, 2021.

David Y. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **David Y. 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 such person executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 12th day of April, 2021

Notary Public
My Commission Expires: 7-9-24

THOMAS VORHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY