THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30192

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,650,000.00.

Matthew Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Williams	New Owner	MAP
3605 Knollwood Road		PARCEL 117-10-0-047.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William F. Carpenter, III and Clare Brunson Carpenter and Frances McWhirter Andrews, devisees of the Estate of Clare D. Carpenter**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Williams and Jean Ann Williams, 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:

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

Being Lot No. 2 of Block No. 2 on the Plan of Woodmont Estates, as or record in Book 974, Page 29, Register's Office for said County.

Said Lot No. 2 fronts 138.3 feet on the Westerly side of Knollwood Road and runs back 245.8 feet on the Northerly line and 220 feet on the Southerly line to a dead line, measuring 170 feet thereon.

Being the same property conveyed to William F. Carpenter, Jr., and wife, Clare D. Carpenter by Warranty deed from George A. Holle, Jr., and wife, Shirley T. Holle of record in Book 3373, page 471, Register's Office for Davidson County, Tennessee, dated April 27, 1962 and recorded on April 27, 1962. William F. Carpenter, Jr. died on April 28, 2018, leaving Clare D. Carpenter as the surviving tenant by the entirety. Clare D. Carpenter died testate on October 8, 2020. William F. Carpenter III, Clare Brunson Carpenter, and Frances McWhirter Andrews are the three (3) beneficiaries/devisees named in the Last Will and Testament of Clare D. Carpenter, probated at Docket No. 20P2111 in the Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 623256 DEEDWARR
04/27/2021 10:47:23 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20210427-0055845

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3605 Knollwood Road, Nashville,** [illegible]

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 hand(s) this the 26th day of April, 2021.

Estate of Clare D. Carpenter

William F. Carpenter, III
Clare Brunson Carpenter by Haley Anne Gray, Attorney in fact

Clare Brunson Carpenter
By: Haley Anne Gray, Attorney in Fact

Frances McWhirter Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 09-02-2024

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William F. Carpenter, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of April, 2021.

My Commission expires: 9/2/24

Notary Public

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 **Haley Anne Gray** 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 on behalf of **Clare Brunson Carpenter**, as her Attorney in Fact, as the free act and deed of the within named **Clare Brunson Carpenter**.

Witness my hand and official seal this the 26 day of April, 2021.

My Commission expires Jan 8, 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

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 **Frances McWhirter Andrews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of April, 2021.

My Commission expires: Jan 8, 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public