THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2894
Parcel ID: 136-11-0-018

Property Address:
3714 Edgewater Drive, Nashville, TN 37217

Karen Johnson Davidson County
Batch# 628969 DEEDWARR
05/05/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210505-0059906

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Warranty Deed

Send Tax Statements To:
Julissa Rodriguez Andrus
3714 Edgewater Dr.
Nashville, TN 37217

Address of New Owner:
Julissa Rodriguez Andrus
3714 Edgewater Dr.
Nashville, TN 37217

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MICHAEL T. WILLIAMS and MARTHA S. WILLIAMS, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JULISSA RODRIGUEZ ANDRUS and VINCENT PATRICK ANDRUS, wife and husband**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Priest Lake Park, Section 2, of record in Plat Book 4175, Page 56, 57 and 58, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to MICHAEL T. WILLIAMS and MARTHA S. WILLIAMS, husband and wife by Deed dated September 17, 1993 from JACK G. HARRIS etux ARLETTE HARRIS and PAUL V. HARRIS, recorded September 23, 1993, in Book 9089, Page 850, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3714 Edgewater Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4175, page 56, Plat Book 4175, page 57 and Plat Book 4175, page 58, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4317, page 17, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 30 day of April, 2021.

MICHAEL T. WILLIAMS

MARTHA S. WILLIAMS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MICHAEL T. WILLIAMS and MARTHA S. WILLIAMS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of April, 2021.

Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $290,000.00.

Affiant

SWORN TO and subscribed before me on this 30 day of ~~April~~ May, 2021.

Notary Public

My Commission Expires: 8/20/24

202105050059906

True Copy of Certification

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Crowder, Notary Public

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM

My Commission Expires on 8/20/24