Box 14
G33644-4

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 630998 **DEEDWARR** 05/07/2021 09:35:54 AM 2 pgs Fees: $13.00 Taxes: $586.45 20210507-0061480	The actual consideration or value, whichever is greater, for this transfer is **$158,500.00.** Affiant Subscribed and sworn to before me, this the 6th day of May, 2021. Notary Public My commission expires: 11/8/21 (AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael E. Williams, Jr. and Danethia Williams	**Ascend Federal Credit Union**	**043-06-0-017.00**
120 Trellis Way	**P.O. Box 1210**	
Goodlettsville, TN 37072	**Tullahoma, TN 37388**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael E. Williams, Jr. and Danethia 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Roy T. Weatherholt S/D, of record in Instrument No. 20020730-0091167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Deed dated June 5, 2018, from JRG Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180108-0002058, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20020730-0091167 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on the Plan of record in Plat Book 332, Page 51, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 934 Snow Avenue, Madison, TN 37115.

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 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 my/our hand(s) this 6th day of May, 2021.

Family Trust Services, LLC, a Tennessee limited liability Company

By: _____, SOLE MEMBER
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **6th day** of **May, 2021.**

_____
Notary Public

My Commission Expires: 11/6/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON