Karen Johnson Davidson County
Batch# 634861 DEEDWARR
05/12/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210512-0064276

WARRANTY DEED

File No.: 2021-0115

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Patricia A Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/18/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kelsey C. Williams and David L. Williams	Cardinal Financial Company Limited Partnership	149 7 B 52.00
1212 Canyon Ridge Court	P.O. Box 961292	
Antioch, TN 37013	Fort Worth, TX 76161-0292	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Tameka Monique Bayless, a single woman** has this day bargained and sold and does hereby transfer and convey unto, **Kelsey C. Williams and David L. Williams, wife and husband** their heirs and assigns, forever, that 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. 222 on the Plan of Canyon Ridge, Phase Two, of record in Plat Book 9700, page 805, amended in Instrument No. 20031124-0170362, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tameka Monique Bayless, a single woman by Warranty Deed from Gregory Lynn Chase and wife, Karen Chase of record in Instrument No. 20150107-0001845, Register's Office for Davidson County, Tennessee, dated January 5, 2015 and recorded on January 7, 2015.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1212 Canyon Ridge Court, Antioch, TN 37013

Witness our hands this 3rd day of May, 2021.

Tameka Monique Bayless

STATE OF TENNESSEE

COUNTY OF Rutherford

I, Jamie Mooney, a Notary Public for the County of and State of Tennessee, do hereby certify that Tameka Monique Bayless personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of May, 2021.

Notary Public

My Commission Expires: 12/18/2021

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

True Copy Certification

I, Jamie Mooney, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY