Karen Johnson Davidson County
Batch# 634891 DEEDWARR
05/12/2021 03:39:50 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20210512-0064322

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Affiant Subscribed and sworn to before me, this the 10th day of May, 2021. Notary Public My commission expires: 1-3-22

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Jason R. Seaman and Adele F. Nolan	New Owner(s)	092-10-0H-026.00-CO
9033 Old Charlotte Pike		
Pegram, TN 37143		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE EDWARD ALLENSWORTH WILLIAMS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON R. SEAMAN AND ADELE F. NOLAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 26, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171019-0107284, amended at Instrument No. 20181228-0125894; Instrument No. 20180413-0035156, amended at Instrument Nos. 20181228-0125893 and 20190220-0015516 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from H. Calister Turner, III, a married individual of record in Instrument No. 20160907-0094309 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from H. Calister Turner, III, a married individual of record in Instrument No. 20160907-0094310 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

Being the same property conveyed to George Edward Allensworth Williams, an unmarried man by Warranty deed from CJ Clifton Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190506-0042416 Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on May 06, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-SB-BKE-21
2521-203

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2521 Clifton Avenue 303, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2021.

George Edward Allensworth Williams

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Edward Allensworth Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2021.

Notary Public

My Commission Expires: 5/6/2024

MARNIKA R BROWN
Notary ID #132468122
My Commission Expires
May 6, 2024