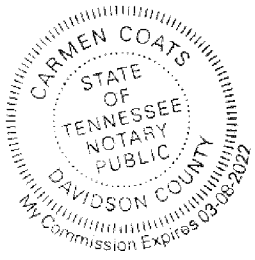
Karen Johnson Davidson County
Batch# 640729 DEEDWARR
05/20/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20210520-0068746



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $256,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of May, 2021.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel Essenpreis	CMG Mortgage, Inc.	75-10-124.00
(NAME)	(NAME)	
303 Tyler Drive	3160 Crow Canyon Rd. Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	San Ramon, CA 94583	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Claudine D. Williamson, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Daniel Essenpreis, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 4th Civill District of Davidson County Tennessee, described as follows: Lot 79 on the plan of Hermitage Estates as of record in Bk 3300, Page 71, RODC (Register's Office for Davidson County Tennessee).

Said Lot 79 fronts 78 ft on the Northerly margin of Tyler Drive, and runs back 150 ft on the Easterly line and 133 ft on the Westerly line, to a broken line in the rear,.measuring 127.6 ft thereon.

Being the same property conveyed to Robert H. Williamson et ux Claudine D. Williamson by Warranty Deed from Eddie Arnold Partlow et ux Barbara F. Partlow, recorded on 11/15/77 in Book 5222, Page 109, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. H. Williamson and wife, Claudine D. Williamsonas the Trustees of a Joint Revocable Living Trust dated May 24th, 1995 by Quitclaim Deed from Robert H. Williamson and wife, Claudine D. Williamson, recorded on 9/26/1195 of record in Book 9806, Page 862, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Williamson and wife, Claudine D. Williamson by Quitclaim Deed as a Step in the Revocation of a Joint Revocable Living Trust from R. H. Williamson and wife, Claudine D. Williamson, Trustees (under the Joint Revocable Living Trust dated May 24th, 1995 of record in Instrument No. 20130410-0035322, recorded on 04/10/2013, in the Register of Deeds for Davidson County, Tennessee.
The said Robert Howard Williamson having since died on 12/24/2020, leaving Claudine D. Williamson as surviving spouse and sole owner of said property.

This property is __unimproved _X_improved property known as: 303 Tyler Drive, Nashville, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of May, 2021.

Claudine D. Williamson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claudine D. Williamson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022