Karen Johnson Davidson County
Batch# 646020 DEEDWARR
05/28/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $716.88
20210528-0072519

Name and Address of New Owner:
Lawrence B. Thomas and Quincy Lee Thomas
3223 Lincoln Avenue
Nashville, TN 37218

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07009014500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Helen Riddle Williams, Brian Scott Williams, Julie Lynn Merrill, and Carla Samantha Head, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lawrence B. Thomas and Quincy Lee Thomas, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lot. No. 10 on the Plan of H. E. Simpkins division of the Curtis Lands, of record in Book 547, page 39, shown as parcel A on a survey by D. E. Boner, Surveyor, dated October 29, 1963 as follows:

Beginning on the southerly margin of Lincoln Avenue, at the line between Lots Nos. 8 and 10; thence with the line between said two lots South 32 degrees West 200 feet; thence Northwesterly 90 feet; thence Northwesterly 200 feet to the Southerly margin of Lincoln Avenue; thence with the same South 58 degrees East 90 degrees to the beginning.

Being the same property conveyed to Helen Riddle Williams, Brian Scott Williams, Julie Lynn Merrill, and Carla Samantha Head, as tenants in common, by Executrix's Deed from Susan Carole Harrell, Executrix of the Estate of Peggy Williams Fort, recorded on February 3, 2021, of record in Instrument No. 2210203-0015457, Register's Office for Davidson County, TN.

Being the same property conveyed to Roy C. Williams by Warranty Deed from Edward L. Jones and wife, Dorothy Lee Jones, dated September 10, 1986 of record in Deed Book 6991, page 769, Register's Office for Davidson County, Tennessee. Roy C. Williams pre-deceased his wife, Peggy Williams Fort aka Peggy Williams Fort.

This is improved property known as 3223 Lincoln Ave., Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of May, 2021.

Helen Riddle Williams (SEAL)
Helen Riddle Williams

Brian Scott Williams (SEAL)
Brian Scott Williams

Carla Samantha Head (SEAL)
Carla Samantha Head

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of May, 2021, before me personally appeared Helen Riddle Williams, Brian Scott Williams, and Carla Samantha Head, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2021.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of May, 2021.

Julie Lynn Merrill (SEAL)
Julie Lynn Merrill

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 25th day of May, 2021, before me personally appeared, Julie Lynn Merrill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, this 25th day of May, 2021.

Dana R Park
Notary Signature
My commission expires: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $193,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Sworn to and subscribed before me this
26th day of May, 2021.

Notary Public
My commission expires:
File No. 2021-2446

True Copy Certification

I, [illegible], 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, [illegible], a notary public for this county and state, [illegible], 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: 01-03-2022
Notary Seal (if on paper):