THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434678**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2021. Notary Public My Commission Expires: __

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 647064 DEEDWARR
06/01/2021 12:27:19 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20210601-0073082

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Garland Development LLC 1112 Chickering Park Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 144 06 0 031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oren Michael Williams, III, Trustee of the Williams Family Trust U/W dated April 6, 1992** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garland Development, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5, Section II, Chickering Park, as of record in Book 2663, Page 73, Register's Office for said County.

Said Lot No. 5 fronts 318.65 feet on the east side of Dumbarton Oaks Drive, and runs back 295 feet on the north line, and 266.4 feet on the south line, to a dead line in the rear on which it measures 227.3 feet.

Being the same property conveyed to Oren M. Williams, Jr. and Oren M. Williams, III, Co-Trustees, Williams Family Trust U/W dated April 6, 1992, by Executor Deed from Oren M. Williams, Jr., Executor of the Estate of Katherine Sensing Williams, of record in Instrument No. 20140409-0029479, in the Register's Office of Davidson County, Tennessee, dated April 03, 2014 and recorded on April 09, 2014. Oren M. Williams, Jr. having died on December 25, 2020 leaving Oren M. Williams, III as sole Trustee.

Being the same property conveyed to Katherine Rose Sensing Williams, by Quitclaim Deed from Oren Williams, Jr, of record in Book 8582, Page 157, in the Register's Office of Davidson County, Tennessee, dated March 23, 1992 and recorded on March 24, 1992.

Being the same property conveyed to Oren Williams, JR., and wife, Kathy Williams, by Warranty Deed from Ballbade Estates, Inc., of record in Book 2877, Page 529, in the Register's Office of Davidson County, Tennessee, dated February 09, 1959 and recorded on February 09, 1959.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chickering Park, Section II, as recorded in Plat Book 2663, Page(s) 73.

This is improved property located at 1112 Chickering Park Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2021.

Williams Family Trust U/W dated April 6, 1992

Oren Michael Williams, III TRUSTEE

By: Oren Michael Williams, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Oren Michael Williams, III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustees of the Williams Family Trust U/W dated April 6, 1992, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of May, 2021.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-28-TAG21-1112