This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $715,000.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2021.

Notary Public
My commission expires:

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 648103 **DEEDWARR**
06/02/2021 12:19:14 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20210602-0073909

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lynn Ambrosy	PennyMac Loan Services, LLC	105-05-0Z 011.00
1424 12th Ave S.	3043 Townsgate Rd., Ste. 200	
Nashville, TN 37203	Westlake Village, CA 91361	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHELLE P. WILLIAMS AND ARTHUR E. WILLIAMS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LYNN AMBROSY, AND SPOUSE, AIMEE AMBROSY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1424, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated here by reference and made a part of the same as through copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michelle P. Williams and husband, Arthur E. Williams, by deed dated 04/18/2019, from 5A&M Properties TN, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190422-0036778, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1424 12th Ave S., Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Ruby Title
608 Shelby Ave
Nashville TN 37206
JM-SB-VRE521-1424

AW /MW

Witness my hand this the 27 day of May, 2021.

Michelle P. Williams

Arthur E. Williams

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle P. Williams and Arthur E. Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of May, 2021.

My commission expires: 09-02-2024

Notary Public

EDUARDO A. FINOL
Notary Public, State of Texas
Comm. Expires 09-02-2024
Notary ID 132656035