# WARRANTY DEED

Karen Johnson Davidson County
Batch# 651182 DEEDWARR
06/08/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210608-0076366

STATE OF TENNESSEE
COUNTY OF: DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RHONDA BURGESS HOWSE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Mary Williams and Akrum A. Williams | SWBC | Parcel ID: 135 14 0B 002.00 |
| (NAME) 1528 Mock Orange Circle | (NAME) 9311 San Pedro #100 | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John E. Rollins and wife, Karen E. Rollins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Williams and Akrum A. Williams, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase One, Ransom Place, of record in Book 6900, Page 924, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more accurate description thereof.**

**Being the same property conveyed to John E. Rollins and wife, Karen E. Rollins, by Warranty Deed from Ransom Place Homes, Inc., a Tennessee Corporation, of record in Book 8798, Page 982, in the Register's Office of Davidson County, Tennessee, dated November 24, 1992 and recorded on November 30, 1992.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1528 Mock Orange Circle, Nashville, TN 37217

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 and assigns forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 14th day of May, 2021

**John E. Rollins**

**Karen E. Rollins**

**STATE OF TENNESSEE**

**COUNTY OF ~~RUTHERFORD~~** DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **John E. Rollins and wife, Karen E. Rollins,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2021.

Notary Public

My Commission Expires: March 7, 2023

(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

