Karen Johnson Davidson County
Batch# 652366 DEEDWARR
06/09/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20210609-0077272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00.

Emilee Ericson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Kelly Dorsey
Notary Public

MY COMMISSION EXPIRES: 2.22.25
(AFFIX SEAL)

Kelly Dorsey State of Tennessee Notary Public Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-9861-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nick Janney and Marissa Ericson	New Owner	003308010400
(NAME)	(NAME)	
141 Hardaway Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred One Thousand And No/100 Dollars ($301,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WANDA WILLIAMS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Janney and Marissa Ericson, both unmarried, as tenants in common with right of survivorship**, 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:

Being Lot No. 352 on the Plan of Gatewood, Section II, as shown on plat of record in Book 3700, page 144-145, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

unimproved ☐
This is improved ☒ property, known as 141 Hardaway Drive, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4 day of June, 2021.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE,
COUNTY OF Davidson

On this 4 day of June 2021, before me personally appeared Wanda Williams to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 4 day of June, 2021

Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Emilee Gibson, 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.

Emilee Gibson

Signature

State of TN

County of Rutherford

Personally appeared before me, Danielle Marie Crane, a notary public for this county and state, Emilee Gibson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane

Notary's Signature

My Commission Expires: 2/22/25

Notary' Seal (if on paper)

