This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12281-MC

Karen Johnson Davidson County
Batch# 661569 DEEDWARR
06/22/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210622-0083967

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public
My Commission Expires: 5/5/2025

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael C. Joseph and Samantha Danielle Varela Joseph 253 Cherokee Road Nashville, TN 37205	CapStar Bank 2002 Richard Jones Road Suite A300 Nashville, TN 37215	103-12-0-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randy Williamson, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael C. Joseph and Samantha Danielle Varela Joseph, husband and wife**, hereinafter called the Grantee(s), his/her/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. 41 and the northerly 20 feet of Lot No. 40 of Block "L" on the Plan of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 41 and the northerly 20 feet of Lot No. 40 front together 80 feet on the westerly side of Cherokee Road and run back 154.84 feet on the northerly line and 152 feet more or less, on the southerly line, to a dead line and measures 80.03 feet thereon.

Being the same property conveyed to Randy Williamson by Quitclaim deed from Hazel Williamson of record in Instrument No. 20201201-0139577 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on December 01, 2020.

This is ☒ improved or ☐ unimproved property located at: **253 Cherokee Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17 day of June, ~~2021~~ 2021.

GRANTOR:

Randy Williamson

STATE OF Florida
COUNTY OF Santa Rosa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy Williamson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of June, 2021.

Notary Public
My Commission expires: 03/05/2023

SUSAN REININGER
Notary Public - State of Florida
Commission # GG 279307
My Comm. Expires Mar 5, 2023
Bonded through National Notary Assn.

202106220083967

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022