Karen Johnson Davidson County
Batch# 666853 DEEDWARR
06/28/2021 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,278.19
20210628-0087406

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,728.01

Holly Dan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF June, 2021.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demetrius Williams		
20206 Baldwin Cir. (NAME)	New owner (NAME)	
Holly, MI 48442 (ADDRESS)	at owners address (ADDRESS)	10211003700CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PROVINCE BUILDERS, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), /HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Demetrius Williams**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 380 on the Plan of Brook Meade, Section X of record in Plat Book 2331, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Province Builders, LLC, by virtue of that certain Warranty Deed dated May 21, 2021, and being of record at Instrument No. 20210607-0075637, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to John M. Goodwin, a single man by Quitclaim deed from John M. Goodwin, as the holder and owner of a life estate interest and during the life of John M. Goodwin, and Michelle Goodwin Harkness, as the holder of the fee simple remainder interest of record in Instrument No. 20200622-0066971 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020. (Value of consideration shown in aforementioned deed $10.00.) John M. Goodwin having died on or about February 24, 2021, a Last Will and Testament of recorded in Probate Court #21P613. Heirs being Laura Lynn Drury and Michelle Lynn Harkness.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 733 Adkisson Ln Nashville, TN 37205
(House Number) (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 my hand this 23rd day of June, 2021.

PROVINCE BUILDERS, LLC

By: John Swift, Managing Member

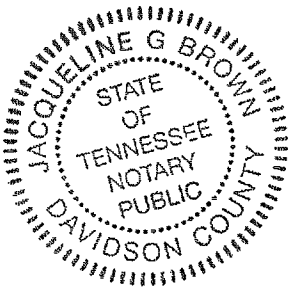
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared John Swift with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Managing Member** of PROVINCE BUILDERS, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that he/she as such **Managing Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of PROVINCE BUILDERS, LLC by himself/herself as **Managing Member**.

WITNESS my hand and official seal at office this 23rd day of June, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

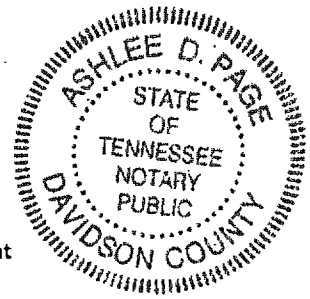


Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason

Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page

Notary Signature

My Commission Expires: 11/08/2022