Karen Johnson Davidson County
Batch# 674754 DEEDWARR
07/12/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20210712-0093156

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3398

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2021

Notary Public

Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Meghan Authement Williams and Lee Carpenter Williams 7228 Natchez Pointe Drive Nashville, TN 37221	Firstbank 722 Columbia Ave. Franklin, TN 37604	155-10-0B-016.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Erin M. Pedersen and Richard A. Pedersen, Jr., wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meghan Authement Williams and Lee Carpenter Williams, a married couple

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. 16 on the Plan of Final Plat of Natchez Pointe of record in Plat at Instrument No. 20080402-0033047, 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 Jon-Byron Wood, an unmarried man by Special Warranty deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20170327-0029536 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 27, 2017. (Value of consideration shown in aforementioned deed $526,503.00.)

Being the same property conveyed to Richard A. Pedersen, Jr. and Erin M. Pedersen, husband and

wife by Warranty deed from Jon-Byron Wood and Elisabeth Wood, husband and wife of record in Instrument No. 20190829-0087500 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on August 29, 2019. (Value of consideration shown in aforementioned deed $599,900.00.)

Being also known as 7228 Natchez Pointe Drive Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7228 Natchez Pointe Drive, Nashville, TN 37221

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 so 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.

Dated this the 8th day of July, 2021.

Erin M. Pedersen

Richard A. Pedersen, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin M. Pedersen and Richard A. Pedersen, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July, 2021.

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Notary Public
My Commission Expires: 3/2/2025

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-8-2021.

Date

Affiant Signature

7-8-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of July, 20 21.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON