This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215388

~~After Recording Return To The Above:~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$530,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Stephanie Woodall
Affiant

Sworn to and subscribed before me this 26th day of July, 2021.

Karen Johnson Davidson County
Batch# 686608 **DEEDWARR**
07/29/2021 02:38:14 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

Katie Vincent
Notary Public
My Commission Expires: 3-3-2025

20210729-0102351

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26th day of July, 2021, among:

LEE CARPENTER WILLIAMS AND MEGHAN AUTHEMENT N/K/A MEGHAN AUTHEMENT WILLIAMS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Justin Allen Todd and Lauren Elizabeth Schar, both unmarried, as Tenants in Common with the Right of Survivorship

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No.A of The Plan of 925 Spain Avenue Townhomes, as shown on Exhibit "B" of 925 Spain Avenue Townhomes, of recording Instrument No. 20140311-0020488, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Lee Carpenter Williams, a single man, and Meghan Authement, a single woman, as tenants in common with Rights of survivorship by Warranty deed from Delta Four, LLC, a Tennessee limited liability company of record in Instrument No. 20150409-0031225 Register's Office for Davidson County, Tennessee, dated April 07, 2015 and recorded on April 09, 2015. Being also known as 925A Spain Ave A Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

~~Return to:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-C-21-925A

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Lee Carpenter Williams

Meghan Authement n/k/a Meghan Authement Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lee Carpenter Williams and Meghan Authement n/k/a Meghan Authement Williams**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Justin Allen Todd and Lauren Elizabeth Schar
Address: 925A Spain Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: New Owner
Address:
City, State, Zip:

Tax ID: 072-09-0I-001.00-CO