Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me this 30th day of July, 2021.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 688179 DEEDWARR
08/02/2021 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20210802-0103258

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth W. Mays, Jr. 2020 Beech Avenue Apt A12 Nashville, TN 37204	United Wholesale Mortgage LLC P.O. Box 202028 Florence, SC 29502	105-10-0A-109-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jamie G. Williams and Craig E. Williams, Sr., wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kenneth W. Mays, Jr., an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A-12 of the BeechTree Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, page 284, and as amended by First Amendment of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed of record in Book 11174, pages 349 through 353, and as amended in Book 11680, pages 196 through 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Craig E. Williams, Sr. and wife, Jamie G. Williams by deed from Jason Wayne Owen, Trustee of Jason Wayne Owen Revocable Trust of record in Instrument No. 20100111-0002342, Register's Office for Davidson County, Tennessee, and dated January 8, 2010.

This conveyance is made subject to the following:

1. All matters appearing on the plan of BeechTree of record in Book 11174 Page 284 and amended in Book 11680 Page 193 Register's Office for Davidson County, Tennessee.

2. Charter of Beechtree Condominium Owners Association of record in Book 11163 Page 16 Register's Office for Davidson County, Tennessee.

3. By-Laws if record in Book 11174 Page 284 and amended in Book 11680 Page 193 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 11174 Page 284 and Book 11680 Page 193 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2020 Beech Avenue, A12, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28 day of July, 2021.

Jamie G. Williams

Jamie G. Williams

Craig E. Williams

Craig E. Williams, Sr

202108020103258

STATE OF TEXAS
COUNTY OF DALLAS

On this 28TH day of July, 2021, before me personally appeared Jamie G. Williams and Craig E Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28TH day of July, 2021.

Notary Signature
My commission expires: MARCH 13, 2023

OMER ABDULHAMEED
My Notary ID # 131928734
Expires March 13, 2023

202108020103258

I, Sheri Engel, 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 this 30th day of July, 2021

Sheri Engel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 30th day of July, 2021

My commission expires: 2/12/23

Notary Public

