Karen Johnson Davidson County
Batch# 701532 DEEDWARR
08/20/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20210820-0112741

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Corey Smith
99B Ensley Avenue
Old Hickory, TN 37138
SEND TAX BILLS TO:
Mortgage Research Center, LLC dba
Veterans United Home Loans
1400 Veterans United Drive
Columbia, MO 65203

WARRANTY DEED

(Map 044-05-0C; Parcel 001.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ZACHARY MICHAEL WILLIAMS, AN UNMARRIED MAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **COREY SMITH, A SINGLE MAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 99 B ENSLEY AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 99 B ENSLEY AVENUE, a Horizontal Property Regime, of record in Instrument Number 20180102—0000492, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> BEING the same property conveyed to Zachary Michael Williams, unmarried, by Warranty Deed dated March 15, 2019 from Vanwebber, LLC, a Tennessee limited liability company and Still Water Construction and Development, LLC, a Tennessee limited liability company, recorded March 22, 2019, in Instrument Number 20190322-0026342; Corrected in Instrument No. 20190715-0069034, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 99B Ensley Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 16 day of August, 2021.

Zachary Michael Williams

STATE OF TENNESSEE)
COUNTY OF Sullivan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachary Michael Williams, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of August, 2021.

Notary Public

My Commission Expires: 2/27/2024

(SEAL)

Allan Jagels State of Tennessee Notary Public County of Sullivan

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Sullivan)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $267,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16 day of August, 2021.

Notary Public

My commission Expires: 2/27/2024

File No. GTS1-2021-536

Allan Jagels State of Tennessee Notary Public County of Sullivan

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8-16-21.

Affiant Signature

8-18-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-18-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON