Karen Johnson Davidson County
Batch# 703229 DEEDWARR
08/24/2021 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20210824-0114040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

CHARNITA JONES DOUGLAS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2021.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-10934-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Williams, III	SAME	071-120-278000
(NAME)	(NAME)	
914 Ward Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARNITA JONES DOUGLAS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM WILLIAMS, III**, 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:

Being Part of Lot No. 56 and all of Lot No. 55 on the map of T. I. Ward's Resubdivision of Lots Nos. 27-34, 37-49 in Williams and Hayes Company Belleview Plan as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 and part of Lot No. 56 front 60.0 feet on the southerly margin of Ward Street and run back between parallel lines measuring 200.0 feet to a dead line measuring 60.0 feet thereon.

Being the same property conveyed to Robert L. Jones and wife, Charlene E. Jones by Deed Dated August 6, 1968, in Book 4258, Page 99, Register's Office for Davidson County, Tennessee. The said Robert L. Jones having since died on November 22, 2012, leaving his interest to Charlene E. Jones by right of survivorship. The said Charlene E. Jones having since died intestate on June 7, 2017, leaving her interest to her sole Heir-at-law, Charnita Jones Douglas, by evidence of an Affidavit of Heirship of record in Instrument Number 20170811-0082592, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 914 Ward Street, Nashville, TN 37207
(House No.) (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 our hands this 11 day of August, 2021.

Charnita Jones Douglas
Charnita Jones Douglas

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of August 2021, before me personally appeared Charnita Jones Douglas to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11 day of August 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 8/11/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY