Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 706486 DEEDWARR
08/30/2021 09:51:43 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20210830-0116383

This instrument prepared by and return to:
Preferred Title & Escrow, LLC
7894 Winchester Rd., Suite 500
Memphis, TN 38125

RETURN TO:
Stewart Title
100 Bluegrass Circle
Hendersonville, TN 37075

WARRANTY DEED

THIS INDENTURE made and entered into this 19th, of August 2021, by and between Adrianna Madison, a single woman parties of the first part, and Jacob William Healey, unmarried party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 101 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Williams Bends Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Adrianna Madison, a single woman herein by Warranty Deed recorded at Instrument No. 20190204-0010556 in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except:2021 City of Nashville and 2021 Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book , Page and easements recorded in Instrument No. 20130517-0050031Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021216-0154761 and First Supplementary recorded in Instrument No. 20030529-0072377 and Second Supplementary recorded in Intrument No. 20030930 0144058 all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Adrianna Madison

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of August, 2021, before me personally appeared Adrianna Madison, 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 19th day of August, 2021.

Notary Signature
My commission expires:

NATASHA DAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 7-17-2023

Property Owner Name and address
Jacob William Healey

Property Address:
3535 Bell Road
101
Nashville, TN 37214

Mail Tax Bills To:

New Owner

Parcel#: 109 05 0B 101.00

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which **$195,000.00** amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of August, 2021

NOTARY

MY COMMISSION EXPIRES: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022