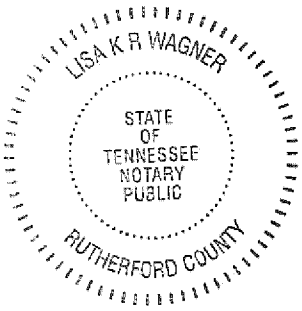
Karen Johnson Davidson County
Batch# 707121 DEEDWARR
08/30/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.23
20210830-0116760



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $327,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2021.

Notary Public

My commission expires: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anthony L. Williams and Dea S. Williams	Same as Owner	**135-14-0A-180.00-CO**
920 Blue Mountain Ln		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kimberly Dawn Martin, Ashley Nicole Cooper, and Justin Aaron Taylor, being all of the Heirs and Beneficiaries of the Estate of Madeleine Gertrude Hosea

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Anthony L. Williams and Dea S. Williams, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 180 on the Final Plat of Pinnacle Point Subdivision, Phase 4, as of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy W. Hosea and wife, Madeleine C. Hosea by Warranty deed from Centex Real Estate Corporation of record in Book 8019, page 980, Register's Office for Davidson County, Tennessee; the said Billy W. Hosea having since died on or about November 18, 2016, leaving Madeleine C. Hosea as surviving tenant by the entirety; the said Madeleine C. Hosea having since died intestate on or about December 23, 2019, survived by her daughter Kimberly Dawn Martin and grandchildren Ashley Nicole Cooper and Justin Aaron Taylor, being all her heirs at law as evidenced by the Affidavit of Heirship being recorded simultaneously herewith; the said Madeleine C. Hosea being one and the same as Madeleine Gertrude Hosea; the said Justin Aaron Taylor joins in this conveyance as Administrator of the Estate.

BEING improved property known as **920 Blue Mountain Ln, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of August, 2021.

Heirs and Beneficiaries of the Estate of Madeleine Gertrude Hosea

Kimberly Dawn Martin, Individually

Ashley Nicole Cooper, Individually

Justin Aaron Taylor, Individually

Justin Aaron Taylor, Administrator

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kimberly Dawn Martin, Ashley Nicole Cooper, and Justin Aaron Taylor, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Justin Aaron Taylor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Administrator of the estate of Madeleine Gertrude Hosea and that as Administrator he is authorized to execute the within instrument as Administrator and further acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000267-529

Tennessee Certification of Electronic Document

I, Lisa K R Wagner, 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 8/27/21 (date of document).

Affiant Signature

8/27/21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27 day of August, 2021.

Notary's Signature

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 01-08-2024