WARRANTY DEED

Karen Johnson Davidson County
Batch# 719377 **DEEDWARR**
09/17/2021 03:17:32 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210917-0125506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/11/2023

(AFFIX SEAL)

LOGAN C. E. BELL NOTARY PUBLIC TENNESSEE My Comm Exp. 06/11/2023 COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cassandra Coll	new owner	08306028600
(NAME)	(NAME)	
1910 Franklin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Gwen Williams, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cassandra Coll,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
unmarried

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J.A. Bealafelt's Subdivision of The Cuppet Property Lot No. 1, as of record in Plat Book 547, page 46, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gwen Williams, unmarried by Warranty Deed from Jackie D. Turner, and wife, Judy T. Clark, dated 08/15/2002 and recorded 08/21/2002, of record in Instrument 200208210101195, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Plat Book 547, Page 46, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1910 Franklin Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1378476
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-21-1910

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of September, 2021.

Gwen Williams

Gwen Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwen Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of September, 2021.

Jill L Swicegood

Notary Public:
My Commission Expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027