Karen Johnson Davidson County
Batch# 742820 DEEDWARR
10/25/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211025-0142922

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2021.

Notary Public:
My Commission Expires: 7/1/2024

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
David Williams and Tiffany Williams 1099 Edgewater Cv Gallatin, TN 37066	New Owner	025-03-0-037.00, 038.00,

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jollerland, LLC**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **David Williams and Tiffany Williams, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 1, 2, 3 & 4 on the Final Plat of Jollerland, LLC Lots, 415 Moncrief, as shown on plat of record in Instrument No. 20211006-0134548, which amends the plat of record in Instrument No. 20181207-0119593, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Jollerland, LLC, a Tennessee limited liability company, by Warranty Deed from Brian L. Shipman, Trustee of the Revocable Trust of A. Lamar Shipman, u/a/d December 6, 2011 and Arrendal Lamar Shipman, dated 2/17/2017 and recorded 2/21/2017 in Instrument No. 20170221-0017419, as corrected by Instrument of Correction Warranty Deed dated 4/11/2017 and recorded 4/13/2017 in Instrument No. 20170413-0036164, in the Register's Office of Davidson County, Tennessee.

CHAIN 2:
BEING PART OF the same property conveyed to Jollerland, LLC, a Tennessee limited liability company, by Warranty Deed from Brian L. Shipman, Trustee under the Revocable Trust of A. Lamar Shipman, dated December 6, 2011, dated 4/11/2017 and recorded 4/13/2017 in Instrument No. 20170413-0036211, in the Register's Office of Davidson County, Tennessee.

CHAIN 3:
BEING PART OF the same property conveyed to Jollerland, LLC, a Tennessee limited liability company, by Warranty Deed from Brian L. Shipman, Trustee under the Revocable Trust of A. Lamar Shipman, dated December 6, 2011, dated 4/28/2017 and recorded 12/18/2017 in Instrument No. 20171218-0128752, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements, including TVA Easement and 50' Ingress/Egress & Private Utility Easement and all matters shown on plat of record in Instrument No. 20181207-0119593 and Instrument No. 20211006-0134548, Register's Office for Davidson County, Tennessee.

Subject to Right of Way Easement of record in Book 1908, Page 177, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 415 Moncrief Ave; Lots 2,3 & 4- 0 Moncrief Ave, Goodlettsville, TN 37022

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 14th day of October, 2021.

Jollerland, LLC

BY: _____, member
Devon J. Sutherland, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Devon J. Sutherland**, with whom I am personally acquainted, and who, proved himself to be **a Member of Jollerland, LLC.,** a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 14th day of October, 2021.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary Public:
My commission expires: 10/18/22

Certificate of Authenticity

I, Brenda Huntsman, 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 10-14-21.

Date

Brenda Huntsman

Affiant Signature

10-21-21

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)

