WARRANTY DEED

Karen Johnson Davidson County
Batch# 747876 DEEDWARR
11/02/2021 01:12:50 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20211102-0146593

J-BDH-21-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-3-22

(AFFIX SEAL)

MARY FRANCES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wanda Williams	**New Owner**	
(NAME) **1804 Brookvalley Pl.**	(NAME)	**025-08-0-076.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **TIMOTHY WAYNE TAWATER AND MARY ELIZABETH HEARN DEERING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WANDA WILLIAMS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Rosehill Subdivision, City of Goodlettsville, of record in Plat Book 2900, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack D. Adams and wife, Jean T. Adams by Warranty deed from Herschel H. Pardue, Jr. and wife, Betty R. Pardue of record in Book 8780, page 766, Register's Office for Davidson County, Tennessee, dated November 03, 1992 and recorded on November 09, 1992.

The said Jack D. Adams having since died on August 29, 2020, leaving Jean T. Adams as the surviving tenant by the entirety.

The said Jean T. Adams having since dies testate on October 29, 2020. Probate having been opened in Docket Number 21P-213, in Probate Court for Davidson County, Tennessee. Last Will and Testament devised the property to Timothy Wayne Tawater and Mary Elizabeth Hearn Deering.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Taxes for the year 2022, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Shevel Dr, Goodlettsville, Tennessee 37072**.

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF OCTOBER, 2021.

Timothy Wayne Tawater

Mary Elizabeth Hearn Deering

Estate of Jean Tesley Adams

Timothy Wayne Tawater, Co-Executor

Mary Elizabeth Hearn Deering, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY WAYNE TAWATER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELIZABETH HEARN DEERING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY TAWATER AND MARY ELIZABETH HEARN DEERING, Co-Executors of the Estate of Jean Tesley Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of October, 2021.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212