Karen Johnson Davidson County
Batch# 750020 DEEDWARR
11/05/2021 11:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,674.25
20211105-0148205

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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037746**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $452,500.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2021. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Abigail Bedford Jones and Christopher Dahlhauser 4812 Timberhill Drive Nashville TN 37211	Send Tax Bills To: Pinnacle Bank 949 Shady Grove Rd. Ste 200 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 146-04-0-148.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Williams and Suzanne Williams, husband and wife and Jennie Scott, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Abigail Bedford Jones, unmarried and Christopher Dahlhauser, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 39A, as shown on the map entitled the Plan of Bozman Subdivision, of record in Book 6050, page 341, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER WILLIAMS AND WIFE, SUZANNE WILLIAMS AND JENNIE SCOTT, by deed from THOMAS ALVIN BOZMAN AND MARY TAYLOR HOOPER AND DONNA H. HAMM, of record in Instrument No. 20110718-0054590 , dated June 16, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 146-04-0-148.00.

Matters shown on the Plan of record in Plat Book 6050, page 341, said Register's Office.

This is improved property located at 4812 Timberhill Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2021.

Christopher Williams

Suzanne Williams

Jennie Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Williams and Suzanne Williams, and Jennie Scott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28 day of October, 2021.

10-28-2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of October, 2021.

Notary's Signature

MARY GAIL PORTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023