THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 755065 DEEDWARR
11/15/2021 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20211115-0151743

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
FED Development, LLC 4220 Franklin Pike Nashville, TN 37204	Owner	092-07-0-029

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kara Williams and Ronald Williams, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **FED Development, LLC, a Tennessee Limited Liability Company Inc.**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 7**, in John Langham's Subdivision, as of record in Book 57, Page 91, Register's Office for said County. Said Lot No. 7 fronts 50 feet on the Southerly side of Hermosa Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ronald N. Williams, Sr., and wife, Gladys Williams, by Warranty Deed from Annie Eliza Hyde Johnson as the only Heir-at-Law of Mary Hyde, Dec'd and husband, William Henry Johnson, of record on June 24, 1975, at Book 4926 Page 1, Davidson County Register of Deeds. Gladys Williams predeceased Ronald N. Williams, Sr.. Ronald N. Williams, Sr. is now deceased, having died on 06/20/2020. According to Affidavit of Heirship filed at Instrument No. 20211018-0139732, Davidson County Register of Deeds, Mr. Williams died intestate, leaving as his sole heirs at law his adult children, Kara Williams and Ronald Williams, Jr.

This is property commonly known as 2203 Hermosa Street, Nashville, TN 37208
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 our hands below:

Kara Williams Date: 11/5/21
Kara Williams

Ronald Williams Jr. Date: 11-1-2021
Ronald Williams Jr.

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 **Ronald Williams Jr.**, the bargainor, 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.

Witness my hand and official seal, this 1st day of November, 2021:

Notary Public

My Commission Expires: _____

JENNIFER AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

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 **Kara Williams** the bargainor, 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.

Witness my hand and official seal, this 5th day of November, 2021:

Notary Public

My Commission Expires: 6.13.22

STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$170,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 5th DAY OF November, 2021.

Notary Public

My Commission Expires: 6.13.22

STATE OF TENNESSEE
NOTARY PUBLIC

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 11/5/2021 (date of document).

Date: 11/9/2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY