WARRANTY DEED

Karen Johnson Davidson County
Batch# 755326 DEEDWARR
11/16/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20211116-0152104

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on 11/5/2021

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL:
Williams Family Trust dated May 26, 2021 P.O. Box 1298 Madison, VA 22727	NEW OWNER	142-09-0H-085.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gae Nell Bergquist Trommald, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lawrence Williams and Rebecca S. Williams, Co-Trustees of the Williams Family Trust dated May 26, 2021, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9114, together with the Carport designated No. 9114-C, on the Plan of River Plantation, Section IX- Phase IIA of record in Book 7900, Page 325, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Nine), Phase One, a horizontal property regime established by Master Deed of record in Book 8061, Page 341, amended in Book 8494, Page 628, Book 8591, Page 251, Book 8844, Page 642, corrected in Book 8975, Page 89, Book 8666, Page 319, Book 9053, Page 256, Book 9247, Page 951, Book 9326, Page 713, Instrument No. 20041124-0140994, and in Instrument No. 20180501-0041146, said Register's Office.

Being the same property conveyed to E.W. BERGQUIST AND WIFE, F.H. BERGQUIST, by deed from HAURY AND SMITH CONTRACTORS, INC., of record in Book 8667, page 295, dated July 1, 1992, said Register's Office. F.H. BERGQUIST also known as FRANCILLE JOAN HARRINGTON having since died, leaving E.W. BERGQUIST also known as EMANUEL WILFRED BERGQUIST as surviving tenant by the entirety. E.W. BERGQUIST also known as EMANUEL WILFRED BERGQUIST subsequently died testate on or about January 29, 2000, devising said property to MILDRED FRANCEILLE BERQUIST by will of record in Will Book 234, Page 697, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20120517-0042994, said Register's Office.

MILDRED FRANCEILLE BERGQUIST also known as M. FRANCILLE BERGQUIST died testate on or about November 17, 2019. Pursuant to the terms of her Last Will and Testament of record in Case No. 19P2239, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was directed to be administered as part of the probate estate. GAE NELL BERQUIST TROMMALD, EXECUTOR OF THE ESTATE OF MILDRED FRANCILLE BERGQUIST has conveyed said property to GAE NELL BERQUIST TROMMALD by Executor's Quticlaim Deed of record in Instrument No. 20200317-0029674, dated March 12, 2020, said Register's Office.

This is Improved property, known as 9114 Sawyer Brown Road, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEES she 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 herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on 11/ 3 /21.

Gae Nell Bergquist Trommald

STATE OF Hawai'i
COUNTY OF Honolulu

On 11/ 3 /21, before me personally appeared Gae Nell Bergquist Trommald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as her free act and deed.

Witness my hand and official seal on 11/ 3 /21.

NOTARY PUBLIC

VELDA K. LEE
Notary Public, State of Hawaii
My Commission Expires: 9/19/2024

My Commission Expires:

VELDA K. LEE NOTARY PUBLIC No. 04-532 STATE OF HAWAII

Doc. Date: 11-3-21 # Pages: 3
Notary Name: Velda K. Lee First Circuit
Doc. Description: Affidavit

11-3-21
Notary Signature Date
NOTARY CERTIFICATION

VELDA K. LEE NOTARY PUBLIC No. 04-532 STATE OF HAWAII

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on November 3, 2021

Signature November 3, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on November 3, 2021.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY