WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,500.00.

Affiant

Karen Johnson Davidson County
Batch# 755558 DEEDWARR
11/16/2021 11:48:45 AM 2 pgs
Fees: $13.00 Taxes: $1,148.85
20211116-0152404

AND SWORN TO BEFORE ME, THIS THE 10th DAY OF 021.

Notary Public

ION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, In
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

G-VRES-21-5733

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)
Jack Ancona	New owner	
(NAME)	(NAME)	
5733 Brentwood Meadows Circle		**161-09-0-085.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JEREMY P. WILLIAMS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK ANCONA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38-A on the Plan of Zone Lot Division, Lot 38, Section Two, Brentwood Meadows of record in Plat Book 6250, Page 685, 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 Jeremy P. Williams by Quitclaim deed from Lynn M. Williams of record in Instrument No. 20141216-0114900 Register's Office for Davidson County, Tennessee, dated December 03, 2014 and recorded on December 16, 2014. Being the same property conveyed to Jeremy P. Williams and Lynn M. Williams by Warranty deed from Gregory M. Williams, married of record in Instrument No. 20021107-0137519 Register's Office for Davidson County, Tennessee, dated October 30, 2002 and recorded on November 07, 2002.

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 6291, Page 292, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 782 and Book 6250, Page 685, Register's Office for Davidson County, Tennessee.
- Easement for TVA lines of record in Book 1163, Page 96 and Book 2448, Page 622, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 4035, Page 209, in the 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: **5733 Brentwood Meadows Circle, Brentwood, Tennessee 37027**.

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 10th DAY OF NOVEMBER, 2021.

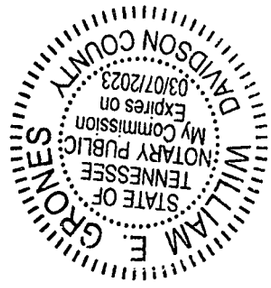
Jeremy P. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY P. WILLIAMS, 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 10th of November, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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