Karen Johnson Davidson County
Batch# 757986 DEEDWARR
11/19/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20211119-0153993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/26/24
(AFFIX SEAL)

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-12248-NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Leverick Homes LLC	OWNER	051010000300
(NAME)	(NAME)	
849 Wren Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WANDA WILLIAMS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEVERICK HOMES LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A 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, 9 on the Map of due West Valley acres, not of record, in the 11th civil District of Davidson County, Tennessee, described according to a survey thereof made by H.R. Swann, Jr, surveyor, April 10, 1947, as follows:

Beginning at a point on the Northerly margin of due West avenue at the corner of lots Nos. 9 and 10; thence with the line between said two lots Northerly 550.44 feet to a point; thence Southerly 535.3 feet to

the North margin of due West avenue; thence with the margin of same Easterly 100 feet to the beginning.

Being the same property conveyed to Wanda Williams by Deed dated November 15, 2019, from David Duke of record in Instrument Number 20191118-0118382, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1032 Due West Avenue North, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 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 this 12 day of November, 2021.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of November 2021, before me personally appeared Wanda Williams to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 12 day of November, 2021.

Commission Expires: 6/26/24

Notary Public

I, Kelsie Holloway 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 11/12/2021 (date of document).

Kelsie Holloway

Affiant Signature

11/15/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of November, 2021

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

