Karen Johnson Davidson County
Batch# 760357 DEEDWARR
11/24/2021 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $7,396.30
20211124-0155868

Name and Address of New Owner:
Stephanie Harding
5246 Brick Church Pike
Goodlettsville, TN 37072

Send Tax Bills To:
Stephanie Harding
5246 Brick Church Pike
Goodlettsville TN 37072
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 017-00-0-125-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen K. Williams and Michele M. Williams, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephanie Kaye Harding, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS TRACT NO. 2 ON AN UNRECORDED MAP SHOWING THE DIVISION OF THE LAND OF LILLIE WAGGONER, DECEASED, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, MADE JUNE 10, 1958, BY L. B. PETTY, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF BRICK CHURCH PIKE (SOMETIMES CALLED LUMSY ROAD), AT THE CORNER OF TRACTS NOS. 1 AND 2, BEING OPPOSITE A 2 FOOT HACKBERRY ON THE NORTH MARGIN OF SAID PIKE; THENCE WITH THE LINE BETWEEN SAID TRACTS NOS. 1 AND 2, N. 42 DEG. 43' WEST 1124 FEET TO A POINT THENCE N. 29 DEG. 45' E. 327 FEET 10 A POINT; THENCE S. 78 DEG. 30' E. 687 FEET TO A POINT; THENCE N. 56 DEG. 40' E. 445 FEET TOA POINT, THENCE S. 19 DEG. 15' E. 564 FEET TO A POINT; THENCE S. 15 DEG. E 326 FEET TO THE CENTERLINE OF SAID PIKE; THENCE WITH THE CENTERLINE OF SAID PIKE, AS FOLLOWS: S. 71 DEG, 45' W. 100 FEET; S. 67 DEG. 10' W. 478.5 FEET, AND S, 48 DEG. 30' W. 236 FEET TO THE POINT OF BEGINNING, CONTAINING 23.05 ACRES, MORE OR LESS.

INCLUDED, BUT EXPRESSLY EXCLUDED IS A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN B. BATES, VIKING SURVEY SERVICE, FEBRUARY 21, 1977, AS FOLLOWS:

BEGINNING AT A IRON PIN ON THE NORTH MARGIN OF BRICK CHURCH PIKE THE S.E. CORNER OF THIS TRACT IN A DRAIN GULLY UNDERNEATH A CORNER FENCE POST (SUSPENDED IN AIR); THENCE LEAVING THE ROAD N. 15 DEG. W. 300.0 FEET (WITH OLD FENCE LINE GENERALLY) TO A POINT IN FENCE LINE: THENCE N. 19 DEG. 15' W. 564.0 FEET TO A CORNER FENCE POST AND ROCK (BY A FALLEN HICKORY TREE); THENCE S. 56 DEG. 40' W. 265.0 FEET (WITH A FENCE LINE) TO A IRON PIN; THENCE DOWNHILL AND PASSING EAST OF A POND S. 17 DEG. 15' E 806.0 FEET TO A IRON PIN ON THE NORTH MARGIN OF BRICK CHURCH PIKE; THENCE WITH THE NORTH MARGIN OF THE ROAD (TWO CALLS) N. 67 DEG. 10' E. 165.0 FEET TO A POINT ON MARGIN OF ROAD; THENCE N. 71 DEG, 45' E. 100.0 FEET TO A IRON PIN THE POINT OF BEGINNING CONTAINING 5.10 ACRES, MORE OR

LESS.

Being the same property conveyed to Stephen K. Williams and Michele M. Williams, husband and wife by Quit Claim Deed from G2G Properties, Inc of record as Instrument No. 20180514-0045649 in the Register's Office for Davidson County, Tennessee, dated May 7, 2018 and recorded on May 14, 2018; and Corrective Quit Claim Deed recorded March 5, 2021 in Instrument No. 20210305-0028945.

For Information Only: Being Parcel No. 017-00-0-125-00
Being also known as 5246 Brick Church Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of November, 2021.

Stephen K. Williams (SEAL)
Stephen K. Williams

Michele M. Williams (SEAL)
Michele M. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2021, before me personally appeared Stephen K. Williams and Michele M. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2021.

Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,999,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of November, 2021.

Notary Public
My commission expires: 3-8-22
File No. 2021-3682

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/17/2021 (date of document)

Affiant Signature

11/18/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY