Karen Johnson Davidson County
Batch# 777350 DEEDWARR
12/21/2021 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211221-0168505

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-01-2024

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Justin Lee Williams	NEW OWNER	162-02-0-131.00
(NAME)	(NAME)	
4050 Darlene Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MAZO FORD FREEMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN LEE WILLIAMS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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(s) 136, as shown on the map entitled the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MAZO LA-DE FORD, by deed from BEDFORD F. RUCKER, III AND KATHLEEN M. RUCKER, of record in Book 6192, page 272, dated November 30, 1983, said Register's Office.

The same Mazo La-De Ford, having since married, is now known as Mazo Ford Freeman.

Grantor's Spouse, having since died on December 2, 2014. Grantor is solely vested in the property as the surviving spouse.

unimproved ☐
This is improved ☒ property, known as 4050 Darlene Dr., Antioch, TN 37013
(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 heirs 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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 16 day of December, 2021

Mazo Ford Freeman
Mazo Ford Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Mazo Ford Freeman** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as her free act and deed.

Witness my hand and official seal, this the 16 of December, 2021.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Megan Paulus,** 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 this the 16th day of December, 2021.

Affiant Signature
Date 12/16/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

