Karen Johnson Davidson County
Batch# 783215 DEEDWARR
01/03/2022 12:14:35 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220103-0000485

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Kim Graves
Affiant

Subscribed and sworn to before me, this 30 day of December, 2021.

Kaylee Johnson
Notary Public

My commission expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Witten **Avis Witten**	Primary Residential Mortgage	**00500000304**
8235 Greenbrier Rd	1480 North 2200 West Inc. Mac 1003	
Joelton, TN 37080	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nicole M. Williams and Benjamin D. Williams, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Witten and Avis Maudine Witten, HUSBAND AND WIFE

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, and described in Deed of record in Book 5112, Page 542, as re-recorded in Book 5125, Page 867, as follows:

Beginning at a point at the intersection of the center line of Greenbrier Road and Sycamore Creek; thence with the center of said road Northwesterly 790 feet; thence North 82 deg. 30 min. West 270 feet; thence North 84 deg. 30 min. West 320 feet; thence South 14 deg. 30 min. West 790 feet to the center of said creek; thence with the same South 63 deg. East 256 feet and South 88 deg. East 332 feet to the beginning.

Being the same property conveyed to Nicole M. Williams and Benjamin D. Williams, wife and husband, by Warranty Deed from David E. Davidson and Melinda D. Davidson, husband and wife, dated June 3, 2016, of record in Instrument No. 20160608-0057584, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 8235 Greenbrier Rd, Joelton, TN 37080.

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 in 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.

Nicole M. Williams Date: 12/29/2021

Benjamin D. Williams Date: 12/29/21

STATE OF Georgia

COUNTY OF Cook

Personally appeared before me, a Notary Public of said County and State, Nicole M. Williams and Benjamin D. Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2021

NOTARY PUBLIC

My Commission Expires: Sept. 6, 2022

NOTARY PUBLIC SARA A WEIGT Sept. 6, 2022 COOK COUNTY, GA