Karen Johnson Davidson County
Batch# 784261 DEEDWARR
01/04/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220104-0001127

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2021.

Notary Public

My commission expires: 11.8.21

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Miriam E. Lopez	New Owner	182-00-0-115.00
6016 Cane Ridge Road		
Antioch, TN 37013		

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

Kenneth W. Williams, and wife, Therese S. Williams

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

Miriam E. Lopez, a Single Woman

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:

Tract One: A tract of land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 3 of a survey of the Charles C. Bonds tract acquired by deed of record in Book 4886, pages 894 and 895, Register's Office for said County, made by Billy Carl Tomlin, Surveyor, dated May 1, 1975, as follows:

Beginning at an iron pin in the east margin of Cane Ridge Road, said point being the northerly corner of a tract conveyed to Charles G. Leeper and wife, Linda O. Leeper by deed dated June 4, 1975, of record in Book 4921, page 214, said Register's Office; running thence with the east margin of said Cane Ridge Road, North 34 deg. 15' West 172 feet to a point; thence North 47 deg. 30' East 721.8 feet to a point; thence North 89 deg. 30' East 272.6 feet (erroneously referred to as 372.6 feet in the previous Deed) to a point, same being the northwest corner of the Mary Bonds Hogue tract; thence South 8 deg. 30' West along Mary Bonds Hogue's westerly boundary a distance of 487.8 feet to a point; thence North 42 deg. 30' West along Leeper's northeast line a distance of 371 feet; thence South 44 deg. 30' West along Leeper's northwest line, a distance of 540 feet to the point of beginning, containing 4.60 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following tract conveyed in Book 8423, page 92, Register's Office of Davidson County, Tennessee.

A tract of land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 24, 1988, and revised April 11, 1988, known as Job No. 880035, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the original easternmost common corner of the Kenneth W. Williams property, of record in Book 6641, page 639 and the Charles G. Leeper property, of record in Book 4921, page 214, R.O.D.C., Tennessee; thence with the original line between said properties North 47 deg. 21' 18" West 118.22 feet to an iron pin; thence leaving said original property line and severing the Williams' property South 84 deg. 48' 36" East 97.72 feet to an iron pin in a fence line; thence with the fence and Williams' original easterly line South 08 deg. 16' 26" West 72.00 feet to the point of beginning, containing 0.08 acres, more or less.

Being part of the same property conveyed to Kenneth W. Williams and wife, Therese S. Williams by Deed dated August 27, 1985, from Mary Jo Hugh, a single person, of record in Book 6641 Page 649, Register's Office for Davidson County, Tennessee.

Tract Two: A tract of land in Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 24, 1988 and revised April 11, 1988 and known as Job No. 880035, more particularly described as follows:

Beginning at an iron pin set in the original line of the Charles G. Leeper property, of record in Book 4921, page 214, and the original line of the Kenneth W. Williams property of record in Book 6641, page 639, R.O.D.C., Tennessee, said point of beginning being North 44 deg. 56' 14" East 328.89 feet from the westernmost common corner of the Leeper property and the Williams' property; thence with the original line North 44 deg. 56' 14" East 211.11 feet to a point; thence continuing with said original property line

South 47 deg. 21' 18" East 221.36 feet to an iron pin; thence leaving the original property line and severing the Charles G. Leeper property the following calls: North 84 deg. 48' 36" West 27.01 feet to an iron pin; thence North 46 deg. 53' 16" West 103.24 feet to an iron pin; thence South 81 deg. 55' 59" West 111.82 feet to an iron pin; thence South 60 deg. 09' 09" West 114.10 feet to the point of beginning, containing 0.24 acres, more or less.

Being all of the same property conveyed to Kenneth W. Williams and wife, Therese S. Williams by Deed dated July 29, 1991 from Charles G. Leeper and wife, Linda O. Leeper, of record in Book 8407 Page 871, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Restrictive Covenants contained in instrument of record in Book 4921, Page 212, Register's Office for Davidson County, Tennessee.**
2. **Metro Codes Letter regarding sewage soil absorption system, of record in Book 6484, page 782 and in Book 6493, page 115, Register's Office for Davidson County, Tennessee.**
3. **Agreement regarding the overflow of the pond as set out in the Deeds, of record in Book 8407, page 871 and Book 8423, page 92, Register's Office for Davidson County, Tennessee.**
4. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **6016 Cane Ridge Road, Antioch, TN 37013**

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 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.

Witness my/our hand(s) this **9th** day of **August, 2021.**

Kenneth W. Williams by Therese S. Williams Attorney in Fact — Therese S. Williams

Kenneth W. Williams, by Therese S. Williams, Attorney in Fact — **Therese S. Williams**

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Kenneth W. Williams, by Therese S. Williams, Attorney in Fact and Therese S. Williams,** the within named seller, 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 at Nashville, Tennessee, this **9th** day of **August 2021.**

Notary Public

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 11/8/21

State of Tennessee
County of Davidson

On the 9th day of August, before me personally appeared Therese S. Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kenneth W. Williams, as his Attorney in Fact and acknowledge that executed the same as the free act and deed of the said Kenneth W. Williams. Said Power of Attorney being recorded in Book____, Page____, registers Office for said County and State.

202201040001126

Notary Public
My commission expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8.9.21 (date of document).

Connie Taylor
Affiant Signature

8.9.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

