Karen Johnson Davidson County
Batch# 790444 DEEDWARRSP
01/14/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220114-0005864

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me this 10th day of January, 2022.

Notary Public
My Commission Expires: 3/1/25
File No. 21-14670C

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wren Avenue LLC (NAME)	New Owner (NAME)	034-01-0-017
6326 Canterbury Close (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Freda A. Williams, now Besler, a married woman** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Wren Avenue LLC, a Tennessee Limited Liability Company** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of ECHO MEADOWS SUBDIVISION, as shown by plat of record in Plat Book 2331, Page 64, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Freda A. Williams by Warranty Deed from Brenda K. Chapman, dated May 28, 2015, and recorded on June 1, 2015, of record in Instrument No. 20150601-0050269, Register's Office for Davidson County, Tennessee.

Freda A. Williams, having since married, is now known as Freda A. Williams-Besler. Subject property has never been the primary residence of the spouse of Freda A. Williams-Besler.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 837 Wren Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 10th day of January, 2022.

Freda A Williams Besler

Freda A. Williams-Besler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2022, before me personally appeared Freda A. Williams-Besler, 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 10th day of January, 2022.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

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 1/10/22 (date of document).

Affiant Signature

1/10/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY