WARRANTY DEED

John M. Wells State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 798084 **DEEDWARR**
02/01/2022 10:54:50 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20220201-0011473

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Williamson and Alexandra N. Williamson, husband and wife 811 48th Ave North Nashville, TN 37209	Better Mortgage Corporation 3 World Trade Center 175 Greenwich Street, 59th Floor New York, New York 10007	091-11-0P-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathan A. Diaz and Elizabeth G. Diaz, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Williamson and Alexandra N. Williamson, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 4801 Illinois Avenue Homes as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 201608240088671, corrected by Scrivener's Affidavit of record in Instrument No. 201705310054158, amended in Instrument No. 201612090129436, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan A. Diaz and Elizabeth G. Diaz, husband and wife by Warranty Deed from Joshua L. Donnell, a married man, dated 07/06/2017 and recorded 07/07/2017, of record in Instrument 201707070068517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 811 48th Ave North, Nashville, TN 37209

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.

Witness my/our hand(s) this the 31st day of January, 2022.

Jonathan A. Diaz

Elizabeth G. Diaz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jonathan A. Diaz and Elizabeth G. Diaz with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of January, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County