Karen Johnson Davidson County
Batch# 802746 DEEDWARRSP
02/09/2022 10:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220209-0014953

Commitment Number: TN21105824

After Recording, Send To:

Boston National Title Agency
400 Rouser Rd. BLDG 2 STE 500
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21105824.

New Property Owner/Mail Tax Statements To:
Windsor Enterprises, LLC, 4112 Hunting Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086 10 0 063.00

SPECIAL WARRANTY DEED

Rodney W. Williams and **Adrianne D. Williams**, husband and wife, hereinafter grantors, whose tax-mailing address is **4112 Hunting Dr., Hermitage, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Windsor Enterprises, LLC**, hereinafter grantee, whose tax mailing address is **4112 Hunting Dr., Hermitage, TN 37076**, the following real property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 69-A ON THE ZONE LOT DIVISION LOTS 26, 27 AND 69 CHAPELWOOD, SECTION 2, RECORD IN PLAT BOOK 5200, PAGE 715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address is: 4112 Hunting Dr., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20010926-0104273 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086 10 0 063.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

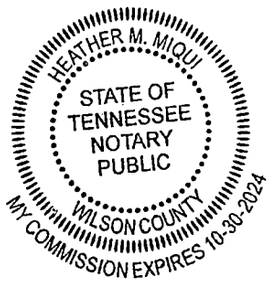
Executed by the undersigned on December 10, 2021:

Rodney W. Williams

Adrianne D. Williams

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 10, 2021 by **Rodney W. Williams** and **Adrianne D. Williams** who are personally known to me or have produced TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $127,700.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10 day of December, 2021

Rodney Williams
Affiant

Rodney Williams
Print Name

(Seal)

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

Heather M. Miqui
Notary Public

My commission expires:

October 30, 2024

Heather M. Miqui
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **12-10-2021** .

Affiant Signature

12-10-2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **10th** day of **December**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462