Karen Johnson Davidson County
Batch# 803219 DEEDWARR
02/10/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,963.70
20220210-0015582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $801,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JANUARY, 2022.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/9/2022
(AFFIX SEAL)

MJ-P-22-6228

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Crystal D. Fennell Living Trust	**NEW OWNER**	
(NAME)	(NAME)	**172-13-0A-005.00-CO**
6228 Williams Grove Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. EVERETT AND WIFE, KATHERINE BERRIER EVERETT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRYSTAL D. FENNELL, TRUSTEE OF THE CRYSTAL D. FENNELL LIVING TRUST u/a/d 11/5/2021, AND HER SUCCESSOR(S) IN TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Williams Grove, Section One of record in Plat Book 9700, Page 580, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James C. Everett and wife, Katherine Berrier Everett by Warranty deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 20030411-0048699 Register's Office for Davidson County, Tennessee, dated April 15, 1999 and recorded on April 11, 2003.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 580 through 582, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678, Book 11167, Page 755, Book 11643, page 316, Instrument No. 19991206-0300190 and Instrument No. 20010512-0049490, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10741, page 716, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 10741, Page 669 as amended in Book 10741,page 671, as amended in Instrument No. 20010618-0064214, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, Page 699, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas of record in Instrument Number 20010514-0049489 and Instrument No. 20011226-0142132, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20010514-0049489, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11383, page 728, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6228 Williams Grove Dr, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26 DAY OF JANUARY, 2022.

James C. Everett by Kate Nyquist, Attorney-in-Fact
James C. Everett by Kate Nyquist, Attorney-in-Fact

Katherine Berrier Everett by Kate Nyquist, Attorney-in-Fact
Katherine Berrier Everett by Kate Nyquist, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES C. EVERETT AND KATHERINE BERRIER EVERETT, and who acknowledged she executed the same as the free act and deed of the said JAMES C. EVERETT AND KATHERINE BERRIER EVERETT.

Witness my hand and official seal, this the 26th of January, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 26th day of January, 2022.

Date: 1-31-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 31st day of January, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY