This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15748-DJ

Karen Johnson Davidson County
Batch# 803717 DEEDWARR
02/10/2022 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20220210-0015694

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bert Knight 102 Guil Court Nashville TN 37214	New Owner	074-08-0-231

WARRANTY DEED

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, we, **George Edward Williams, Jr. and Rebecca C. Fontaine as the sole heirs at law of George E. Williams**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bert Knight, a married man**, hereinafter called the Grantee, his heirs and assigns, a 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. 985 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

SAID Lot 985 fronts 80.0 feet on the southwesterly margin of Jacksonian Drive and extends back 167.16 feet on the northwesterly line and 165.55 feet on the southeasterly line to a dead line in the rear on which it measures 80.0 feet.

Being the same property conveyed to George E. Williams et ux Erika E. Williams by Warranty Deed from Johnson Homes, Inc., dated December 31, 1964 and recorded January 4, 1965 in Book 110, page 661, Register's Office for Davidson County, Tennessee. Erika E. Williams died September 6, 2018 leaving George E. Williams surviving tenant by the entirety. George E. Williams died August 15, 2021 as shown in Probate Docket No. 21P1853 and pursuant to the Last Will and Testament of George E. Williams, Sr., title was devised to George Edward Williams, Jr. and Rebecca C. Fontaine as the sole heirs at law.

This Instrument executed on behalf of Rebecca C. Fontaine ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202202100015693, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **160 Jacksonian Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2022.

GRANTOR:

George Edward Williams, Jr.

Rebecca C. Fontaine by George Edward Williams, Jr. Attorney-in-fact

Rebecca C. Fontaine by George Edward Williams, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Edward Williams, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2022.

Notary Public
My Commission expires: 11/6/24

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Edward Williams, Jr. the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Rebecca C. Fontaine ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of January, 2022.

Notary Public
My Commission expires: 11/6/24

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 31st day of January, 2022.

Notary Public
My Commission Expires: 11/6/24

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 1/31/2022.

Kirsten Virden
Affiant Signature

1/31/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January, 2022.

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

