Karen Johnson Davidson County
Batch# 807775 DEEDWARR
02/17/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $578.14
20220217-0018519

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-75

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,255.00

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of February, 2022

Notary Public

Commission Expires: 06/28/2025

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Wanda Williams<br>1040 Mallow Drive<br>Madison, TN 37115 | New Owner | 043-16-0-161.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Carl David and wife, Rachel David**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Wanda Williams, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 38 on the Plan of Arrowhead Estates, Section 1 Revised, as of record in Plat Book 4955, Page 27, 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 Carl David and wife, Rachel David by Warranty deed from Cassandra J. Kenerson, married of record in Instrument No. 20070419-0046976 Register's Office for Davidson County, Tennessee, dated April 11, 2007 and recorded on April 19, 2007. (Value of consideration shown in aforementioned deed $113,900.00.)

The said Rachel David now known as Rachel Erin Jones.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 1040 Mallow Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1040 Mallow Drive, Madison, TN 37115

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 so 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.

Dated this the 7th day of February, 2022.

Rachel Jones

Carl David

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rachel Jones and Carl David** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

**Witness my hand and offic**ial seal at Mt. Juliet, Tennessee this 7th day of February, 2022.

AUSTIN DEFEVERS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/28/2025
COUNTY OF WILSON

Notary Public
My Commission Expires: 06/28/2025

# Certificate of Authenticity

I, Joshua A. Terry, 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 2/7/22.

Affiant Signature

2/7/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/7/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON