Karen Johnson Davidson County
Batch# 811417 DEEDWARR
02/25/2022 11:18:43 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220225-0021676

WARRANTY DEED

JAMES C SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$290,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|23rd DAY OF February,2022.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: My Commission Expires
| (AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 146
Paul Williams **521 Hill Rd** **Nashville, Tennessee 37220**	**SAME AS OWNER**	GROUP 16 0 PARCEL 233.00

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, we,

Milton E. Ferrell, a unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Paul Williams, unmarried

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. 1020, on the Plan of Brentwood Hall, Section 14, as of record in Book 2663, page 129, Register's Office for said County.

Said Lot No. 1020 fronts 115 feet on the westerly side of Kincannon Drive, and extends back 209.7 feet on the northerly line and 199.9 feet on the southerly line, to a dead line in the rear on which it measures 55.8 feet.

Being the same property conveyed to Milton E. Ferrell and wife, Elizabeth H. Ferrell, by Warranty Deed from Ira T. Adams and wife, Martha S. Adams, dated January 5, 1962 and filed of record January 8, 1962 in Book 3317, Page 75, Register's Office for Davidson County Tennessee.

Elizabeth H. Ferrell having predeceased her husband Milton E. Ferrell on January 4, 2013, leaving him sole owner by operation of law.

Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from Robert R. Harris and wife, as of record in Book 3184, page 354, said Register's Office.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5015 Kincannon Drive, Nashville, Tennessee 37220.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 25th 23rd day of February, 2022.

Milton E. Ferrell

Milton E. Ferrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Milton E. Ferrell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th 23rd day of February, 2022.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027