Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0044

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2022

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Karen Johnson Davidson County
Batch# 813843 DEEDWARR
03/02/2022 12:06:24 PM 2 pgs
Fees: $13.00 Taxes: $1,361.60

20220302-0023672

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Frey 140 Southridge Dr Nashville, TN 37207	LegacyHomeLoans 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	060-03-0-075.00

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, **Philip Randell Williams and Jeffrey Lee Williams, devisees of Betty Lou Jones Williams** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Frey and Clelia Stefanini, husband and wife

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. 116 on the Plan of Section One, Oak Park Subdivision, of record in Plat Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Arthur Randell Williams and wife, Betty J. Williams, by Warranty Deed from Oak Park Developers, Inc., dated 1/20/1966 and recorded 1/24/1966 in Book 3981, Page 109, in the Register's Office of Davidson County, Tennessee.

The said Arthur Randell Williams having since predeceased Betty J. Williams. The said Betty J. Williams, also known as Betty Lou Jones Williams, having since died testate on September 21, 2021 with her Estate being probated under Docket No. 21P-2125 in the Probate Court for Davidson County, Tennessee. By First Codicil to her Last Will and Testament she directed that subject property be sold and divided between Philip Randell Williams and Jeffrey Lee Williams, equally.

Power of Attorney of record in Instrument No. 20220302-0023671, Register's Office for Davidson County, Tennessee.

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: 140 Southridge Drive, Nashville, TN 37207.

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 uses, 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 28th day of February, 2022.

Philip Randell Williams

Jeffrey Lee Williams by Gary W. Temple, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Philip Randell Williams,** 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 official seal at Hendersonville, Tennessee this 28th day of February, 2022.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Notary Public
My Commission Expires: 8-20-24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary W. Temple, 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 within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jeffrey Lee Williams and that he is authorized by Jeffrey Lee Williams to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 28th day of February, 2022.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Notary Public at Large
My commission expires: 8-20-24