Karen Johnson Davidson County
Batch# 818041 DEEDWARR
03/09/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220309-0026857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 06.14.25
(AFFIX SEAL)

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH22-03704

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Anthony 675 Westboro Dr. Nashville, TN 37209	William Anthony 675 Westboro Dr. Nashville, TN 37209	090-12-0-349.00-000

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Cantrell, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Anthony, a married man**, hereinafter called the Grantees, their successors 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. 5 on the Plan of Charlotte Park Annex of record in Book 3700, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For informational purposes only, subject property address is known as: 675 Westboro Dr. Nashville, Tennessee 37209.

Being the same property conveyed to James W. Cantrell by Warranty Deed from Cinda Cantrell-Smith of record in Instrument No. 20021024-0130578 Register's Office for Davidson County, Tennessee, dated October 18, 2002 and recorded on October 24, 2002 and Re-Recorded on March 27, 2003 in Instrument No. 20030327-0040345. (Value of consideration shown in aforementioned deed $78,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 675 Westboro Dr., Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 February 25, 2022.

Custodian's Signature — 2/25/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25 day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 01.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 this 25th day of February, 2022

James W. Cantrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of Febrbuary, 2022 , before me personally appeared James W. Cantrell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024

