Karen Johnson Davidson County
Batch# 820325 DEEDWARR
03/11/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20220311-0028678

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $238,000.00.

Affiant

Subscribed and sworn to me on 03/01/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Konya M. Williams Tracy Williams 1118 Florence Ave Madison, TN 37115	Ascend Federal Credit Union P.O. Box 1210 Tullahoma, TN 37388	043-01-0-063.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eric S. Chastain, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Konya M. Williams and Tracy Williams, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 9, Block G as shown on the map entitled East Lawn, of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to DAYNA CHASTAIN, A MARRIED WOMAN, by deed from T & T BUILDING CONTRACTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record Instrument No. 20071114-0133753, dated November 6, 2007, said Register's Office. Being further conveyed to ERIC S. CHASTAIN, by quitclaim deed from DAYNA CHASTAIN, of record in Instrument No. 20120508-0039718, dated May 7, 2012, said Register's Office.
>
> This is Improved property, known as 1118 Florence Ave, Madison, TN 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Eric S. Chastain

STATE OF Florida
COUNTY OF Duval

On 03/01/22, before me personally appeared Eric S. Chastain, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 03/01/22.

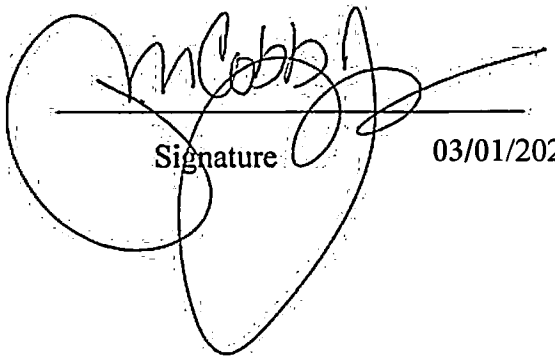
NOTARY PUBLIC

My Commission Expires: 05/13/2023

BONNIE PFUNTNER
MY COMMISSION # GG 333551
EXPIRES: May 13, 2023
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on March 1, 2022.



Signature 03/01/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 1st day of March, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

