Karen Johnson Davidson County
Batch# 820413 DEEDWARR
03/11/2022 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220311-0028812

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$355,000.00**

Subscribed and sworn to before me this 3rd day of March, 2022.

Brooke Sobo Konya Williams

Notary Public **Affiant**

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Konya M. & Tracy Williams **1240 Highland Ave** Goodlettsville, TN 37072	**Same as New Owner**	052-08-0-009.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ARTHUR C. CHENEY**, has this day bargained and sold, and does hereby transfer and convey unto the said **KONYA M. WILLIAMS AND TRACY WILLIAMS, WIFE AND HUSBAND**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain parcel or tract of land in the 2nd Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows as Parcel 9 on a survey made by R. L. Montoya Land Surveying, dated October 10, 1983 and further described as follows:

Beginning at a point in the Northerly margin of Sanitarium Road, said point being East 1193 feet, more or less, from the intersection of the Northerly margin of said Sanitarium Road with the center line of Neely's Bend Road; thence North 18 degrees 8 minutes 43 seconds West 187.66 feet to a point; thence North 67 degrees 2 minutes 23 seconds East 108.13 feet to a point; thence South 22 degrees 57 minutes 37 seconds East 187.0 feet to a point in the Northerly margin of said Sanitarium Road; thence with said Northerly margin, South 67 degrees 2 minutes 23 seconds West 123.87 feet to the point of beginning.

Being the same property conveyed to ARTHUR C. CHENEY, by deed from LUIS TAVERAS, of record in Instrument No. 20071030-0128071, dated October 23, 2007, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 3rd day of March, 2022.

ARTHUR C. CHENEY

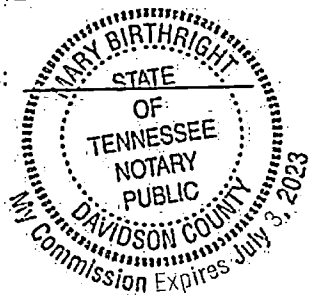
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **ARTHUR C. CHENEY**, the within named Bargainor, 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 Goodlettsville, Tennessee, this the 3rd day of March, 2022.

NOTARY PUBLIC

My Commission Expires:



Certificate of Authenticity

I, John Cobb Rochford, 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 March 3, 2022.

Affiant Signature

March 3, 2022

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this March 3, 2022, John Cobb Rochford.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024