Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-929

Karen Johnson Davidson County
Batch# 825872 DEEDWARR
03/22/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220322-0032545

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

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

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
UST, LLC 1834 Villa Maison, Unit D Mount Pleasant, South Carolina 29464	UST, LLC 1834 Villa Maison, Unit D Mount Pleasant, South Carolina 29464	018 07 0 089.00

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,

Ann E. Williams, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UST, LLC, a South Carolina Limited Liability Company

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. 25 on the plan of Charleston Square Subdivision, Section One, of record in Book 4860, page 37 and 38, Register's Office for said County.

SAID Lot No. 25, which is a corner lot, fronts 137.78 feet on the southerly margin of Lucien Road and fronts 136.32 feet on the easterly margin of Mathis Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 111.5 feet on the southerly line and 106.2 feet on the easterly line to a point of intersection.

BEING the same property conveyed by Deed from Elm Hill Homes, Inc to Nicholas M. Williams and wife, Ann E. Williams, recorded September 1, 1977, as Book 5191 Page 709 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $39,900.00. The said Nicholas M. Williams died on or about 7/9/2021 leaving Ann E. Williams vested as the surviving tenant by the entirety.

FOR INFORMATIONAL PURPOSES ONLY: Commonly Known As: 604 Lucien Drive, Goodlettsville, TN 37072

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: 604 Lucien Drive, Goodlettsville, TN 37072

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 used, 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.

Ann E Williams

Ann E. Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of February, 2022, before me personally appeared Ann E. Williams, 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2022.

Cheryl M Rodgers

Notary Signature
My commission expires: 11-20-2023



Certificate of Authenticity

I, Joshua A. Terry, 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 2/28/22.

Affiant Signature

3/4/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON