Karen Johnson Davidson County
Batch# 829526 DEEDWARR
03/28/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $292.30
20220328-0035482

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-1460

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Kristen Gervinski
Affiant

Subscribed & sworn to before me, this 7th day of March, 2022

Katelynn King
Notary Public

My Commission Expires: 11-03-2022

Property Address: 548 Cedar Drive, Nashville, TN 37211 **Map/Parcel Number:** 162 09 0C 548.00	**Name & Address of New Owner** Cinco Palmas LLC 4684 Hessey Road, Mt. Juliet, TN 37122	**Send Tax Bills To:** Same.

Effective as of **7th day of March, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Margaret T. Williams, single,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Cinco Palmas LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit No. A, located on Lot No. 25, on the plan of Cedarwood Condominiums, Phase II (Revised) of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Margaret T. Williams, by Quitclaim Deed from Jason Proctor Williams, of record in Instrument No. 20200204-0012608, in the Register's Office of Davidson County, Tennessee, dated January 28, 2020 and recorded on February 04, 2020. See Divorce Decree recorded in Docket No. 18DI599 between Jason Proctor Williams and Margaret T. Williams.

Being the same property conveyed to Jason Proctor Williams, by Administrator's Deed from Thomas Wayne Williams, Administrator, C.T.A. of the Estate of Evelyn Marie Proctor Williams, deceased, of record in Book 10746, Page 170, in the Register's Office of Davidson County, Tennessee, dated December 05, 1997 and recorded on January 05, 1998. The said Evelyn Marie Proctor Williams died testate on October 14, 1996. See Probate Case No. 96P1837 filed in the Probate Court for Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

WITNESS the Grantor's hand on this 7th day of March 2022

GRANTOR:

Margaret T. Williams

Margaret T. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of March, 2022, before me personally appeared Margaret T. 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 7th day of March, 2022.

Katelynn King

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 7, 2022 (date of document).

Affiant Signature

March 7, 2022

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of March, 2022.

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

