SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 830502 DEEDWARRSP
03/29/2022 11:08:27 AM 2 pgs
Fees: $13.00 Taxes: $276.11

20220329-0036124

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

The actual consideration or value, whichever is greater for this transfer is seventy-four thousand dollars ($74,625.00).

Delisha D. Porterfield
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of September, 2021.

NOTARY PUBLIC
My Commission Expires: July 5, 2025

THIS INSTRUMENT WAS PREPARED BY:
Keith A. Turner, Attorney at Law, 315 Deaderick Street, Suite 1550, Nashville, TN 37238

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James Claude Williams, Sr. 265 Delvin Drive Antioch, TN 37013	Same	Map 162-06-0 Parcel 068.00

FOR AND IN CONSIDERATION of the sum of SEVENTY FOUR THOUSAND SIX HUNDRED TWENTY FIVE Dollars ($74,625.00), cash in hand paid by James Claude Williams, Sr., on September 21, 2018, the receipt of which is hereby acknowledged, I, BEVERLY WILLIAMS, as GRANTOR herein, by these presents do hereby transfer and convey, *Nunc Pro Tunc* to September 21, 2018, as directed by Order entered August 12, 2021, by the Seventh Circuit Court for Davidson County, Tennessee, in Probate Case Number 19P-1275, docket entry number 116, unto JAMES CLAUDE WILLIAMS, SR., the GRANTEE herein, his heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section I, Fair Oaks, as of record in Book 4175, pages 42 and 43, Registers Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Delvin Drive, at the corner of Lots 41 and 42; thence with the line between said lots, southwesterly 110 feet to a monument; thence along the rear line of Lot 41, northwesterly 88.35 feet to a point in the easterly margin of Delvin Court; thence with the margin of the same, around a slight curve in a northerly direction 94.78 feet to a monument; thence around a curve in a northeasterly direction 38.06 feet to a monument in the southerly margin of Delvin Drive; thence with the

margin of the same, southeasterly 74.40 feet to the point of beginning.

BEING the same property conveyed to James C. Williams and wife, Beverly Williams, by deed from Hugh J. Taylor, Jr. and wife, Mary Ann Taylor, of record in Book 6173, Pages 937 - 939, Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to Hugh J. Taylor, Jr. and wife, Mary Ann Taylor, by deed from Albert H. Forkum and wife, Veachel Ann Forkum, of record in Book 5355, page 360, Registers Office for Davidson County, Tennessee.

This improved property is also known as 265 Delvin Drive, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, James Claude Williams, Sr., his heirs, successors and assigns, forever, and GRANTOR, Beverly Williams, does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise.

WITNESS my hand this 1st day of September, 2021.

Beverly Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Williams**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2021.

SENEA CRYSTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

NOTARY PUBLIC

My commission Expires: July 5, 2025