Y-AA-22-6620

Name and Address of New Owner:
William Williams and Erica Williams
6620 Valleypark Drive
Nashville, TN 37221

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 831971 DEEDWARR
03/30/2022 02:32:05 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20220330-0037053

Map & Parcel No: 126-16-0A-086-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kellie Maxin, married, and husband, Chris Maxin** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Williams and Erica Williams, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee: AKA William Ricardo Lewis Williams and Erica Denise Williams

Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, of record in Instrument #20011026-0117231, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kellie Maxin, married, and husband, Chris Maxin, from Claude M. Richbourg and wife, Renee T. Richbourg, by Warranty Deed dated April 20, 2010 and recorded April 21, 2010 in Instrument #20100421-0030076, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of March, 2022.

Kellie Maxin (SEAL)
Kellie Maxin

Chris Scott Maxin (SEAL)
Chris Scott Maxin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2022, before me personally appeared Kellie Maxin and Chris Scott Maxin, 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 March, 2022.

Notary Signature
My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of March, 2022.

Notary Signature
My commission expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024