THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340254

Karen Johnson Davidson County
Batch# 834510 DEEDWARR
04/05/2022 10:06:52 AM 2 pgs
Fees: $13.00 Taxes: $3,126.50

20220405-0039096

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $845,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2022.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Stolz 414B Saint Francis Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 01 0 472.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clayton Phillip Williams and Katherine Parrott Williams, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert Stolz**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 47 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County.

Being the same property conveyed to Clayton Philip Williams, an unmarried man and Katherine Parrott, an unmarried woman as joint tenants with right of survivorship, by Warranty Deed from Duke & Duke, LLC, a Tennessee limited liability company, of record in Instrument No. 20190301-0018535, in the Register's Office of Davidson County, Tennessee, dated February 22, 2019 and recorded on March 01, 2019.

Katherine Parrott is n/k/a Katherine Parrott Williams.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park Terrace, as recorded in Plat Book 547, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 644, Page 297.

This is improved property located at 414B Saint Francis Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2022.

Clayton Phillip Williams

Katherine Parrott Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton Phillip Williams and Katherine Parrott Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022