THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220340019

Karen Johnson Davidson County
Batch# 834628 **DEEDWARR**
04/05/2022 11:51:51 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70

20220405-0039236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $331,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public
My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pecan Valley Properties, LLC 1017 Scruggs Rd Joelton, TN 37080	new owner	Tax Parcel ID No. 042-14-0-121.00 and 042-14-0-085.00

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, **Bobbie Ruth Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pecan Valley Properties, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1; Land in Davidson County, Tennessee, being part of the Head Tract, and described according to an unrecorded survey by Harvey Gee, dated November 17, 1952, as follows: Beginning at a point which is South 87 degrees 15 minutes East 50 feet, more or less from the Southwest corner of a tract conveyed to E. D. Martin, et ux, thence along the Southerly line of said Martin tract South 87 degrees 15 minutes East 100.5 feet to a point; thence South 2 degrees 45 minutes West 177.0 feet to a point; thence North 87 degrees 15 minutes West 100.0 feet to a point; thence North 2 degrees 45 minutes East 177.0 feet to the point of beginning.

Tract No. 2; Land in Davidson County, Tennessee, described according to the Tax Maps of Davidson County, Tennessee, as fronting 41.5 feet on the Easterly margin of Head Drive and running back between lines measuring 50 feet to a rear line on which it measures 37.5 feet, and identified as Parcel 85 on Tax Map 42-14, Tax Maps of Davidson County, Tennessee.

Being the same property conveyed to Bobbie Ruth Slate Williams and husband, Fred E. Williams by Warranty deed from Robert Slate and wife, Ruth Slate of record in Book 6567, page 263, Register's Office for Davidson County, Tennessee, dated May 02, 1985 and recorded on May 29, 1985. The said Fred E. Williams having now deceased on May 21, 2018, in Davidson County, Tennessee.

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 for the year 2022, a lien not yet due and payable.

This is improved property located at 115 Head Drive Madison TN 37115

Return to:
[illegible] and Escrow, LLC
[illegible] 1st Avenue South
Nashville, TN 37212
Y-SRW-22-115

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 31st day of March, 2022.

Bobbie Ruth Williams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 31st day of March, 2022.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026