Karen Johnson Davidson County
Batch# 836566 DEEDWARR
04/08/2022 11:28:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20220408-0041350

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Wanda Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2022.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13423NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wanda Williams	Wanda Williams	09012031400
(NAME)	(NAME)	
1804 Brookvalley Place	1804 Brookvalley Place	
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thousand And No/100 Dollars ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARILYN A. CLEMMONS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Foundry Heights, Section One, of record in Book 3600, page 16, Register's Office for said County. Said Lot No. 27 fronts 60 feet on the southeasterly side of Foundry Drive and extends back 164 feet on the northeasterly line and 161.5 feet on the southwesterly line to a dead line in the rear measuring 60.05 feet thereon.

Being the same property conveyed to Marilyn A. Clemmons, single by Deed dated June 17, 1977 from

Melvin M. Washburn and wife, Barbara Washburn, of record in Book 5160, Page 958, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 526 Foundry Drive, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 1st day of April, 2022.

Marilyn A. Clemmons

BY: Marilyn A. Clemmons by Jaina Cakebread Attorney in fact
Jaina Cakebread, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jaina Cakebread, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Marilyn A. Clemmons, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marilyn A. Clemmons, the bargainor(s), by the said Jaina Cakebread, as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of April, 2022.

NOTARY PUBLIC

My Commission Expires 8/1/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 4/1/2022 (date of document).

Affiant Signature
Date 4/1/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of April, 2022

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202204080041350