Karen Johnson Davidson County
Batch# 839616 DEEDWARR
04/13/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20220413-0043177

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1658

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of April, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Joseph Moore, Trustee of Sandra M. Warfield 2012 GST-Exempt Trust dated December 11, 2012 742 Old Lebanon Dirt Road Nashville, TN 37076	Same as new owner	087-00-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Famara Diedhiou

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Joseph Moore, Trustee of Sandra M. Warfield 2012 GST-Exempt Trust dated December 11, 2012

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:

This is unimproved property known as: 742 Old Lebanon Dirt Road, Nashville, TN 37076 and identified as Map & Parcel No. 087-00-0-009.00.

Being a portion of the same property conveyed to Thurman R. Williamson and wife, Joann S. Williamson, by Deed from George W. Glass and wife, Alma Dean Glass, of record in Book 4570, Page 407, Register's Office for Davidson County, Tennessee, dated January 18, 1972 and recorded on January 20, 1972.

Being a portion of the same property conveyed to Corinthian Custom Homes, Inc. by Warranty Deed from Thurman R. Williamson and spouse, Joann S. Williamson, of record in Instrument No. 20040102-0000549 Register's Office for Davidson County, Tennessee, dated December 17, 2003 and recorded on January 02, 2004.

Being a portion of the same property conveyed to Corinthian Custom Homes, Inc. by Quitclaim Deed from Thurman R. Williamson and spouse, Joann S. Williamson, of record in Instrument No. 20040102-0000550 Register's Office for Davidson County, Tennessee, dated December 16, 2003 and recorded on January 02, 2004.

Being the same property conveyed to Famara Diedhiou by Final Decree of Confirming Sale from Maria M. Salas, Clerk and Master of record in Instrument No. 20171018-0106917 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on October 18, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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.

Dated this the 5th day of April, 2022.

Famara Diedhiou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2022, before me personally appeared Famara Diedhiou, 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 5th day of April, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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|5|22.

Affiant Signature

4|7|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4|7|22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON