Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-1295

Karen Johnson Davidson County
Batch# 840063 DEEDWARR
04/14/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220414-0043727

STATE OF TENNESSEE Williamson
COUNTY OF ~~Wilson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp: 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Dale Williams 2919 Lawrence Court Old Hickory, TN 37138	Bank of Tennessee 301 East Center Street Kingsport, TN 37660	053-12-0-009.00

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,

William Davis Sutherland, a single man

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

Eric Dale Williams, a married man

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 the Northeasterly part of Lot No. 16 of Block D, on the Plan of Subdivision Map No. 3 of Life and Casualty Insurance Company Property at Old Hickory, Tennessee of record in Plat Book 974, Page 11, in the Register's Office for Davidson County, Tennessee, and a part of an unnumbered tract lying immediately Northeast of said Subdivision, described together as follows:

Beginning at a point in the line between Lots Nos. 15 and 16 of said Block on said Plan, said point being 160 feet as measured along the line between said lots Northeast from Hamblen Avenue; thence with the line between said lots and along said line extended and along the East line of the property conveyed to A. J. Davis and wife, by deed of record in Book 1450, Page 131, Register's Office for said County, Northeasterly 180 feet to the margin of the right-of-way of the Tennessee Central Railroad; thence with the margin of the same Southeasterly 60 feet to a point; thence Southwesterly parallel to the first line, passing the common corner of Lots 16 and 17 at 165 feet continuing with the line between

said lots, 15 feet, a total distance of 180 feet to a point in the line between lots 16 and 17 which is 160 feet as measured along said line between said lots from Hamblen Avenue; thence Northwesterly parallel to Hamblen Avenue 60 feet to the point of beginning.

Being the same property conveyed to William Davis Sutherland, single man, by Warranty Deed from Biane McGee, a married woman, of record in Instrument No. 20210510-0062172 Register's Office for Davidson County, Tennessee, dated May 3, 2021 and recorded on May 10, 2021.

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.

This is **improved** property known as: 2919 Lawrence Court, Old Hickory, TN 37138

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 1st day of April, 2022.

William Davis Sutherland

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ KNOX

On this 1st day of April, 2022, before me personally appeared William Davis Sutherland, 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 1st day of April, 2022.

Notary Signature
My commission expires: 02.04.2024

SHANNON L. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 2-4-2024

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 4-1-22.

Affiant Signature

4-8-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4-8-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON