Karen Johnson Davidson County
Batch# 841611 DEEDWARR
04/19/2022 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220419-0044819

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wanda Williams	Wanda Williams	Parcel ID: 075 04 0 113.00
(NAME) 629 Atlanta Drive	(NAME) 1804 Brookvalley Place	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melissa Guinn Mead, Executrix of The Estate of Faye Vaughn Ford**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 382 on the Plan of Tulip Grove Subdivision, Section 6, of record in Book 4460, page 19, Register's Office, Davidson County, Tennessee.

Said Lot No. 382 fronts the easterly margin of Atlanta Drive 90 feet and runs back between lines which measure 140 feet on the north side, 140.5 feet on the south side to a dead line in the rear on which it measures 83.41 feet.

Being the same property conveyed to H. Jere Ford et ux Faye V. Ford from Johnson Homes, Inc. by Warranty Deed dated April 26, 1972 and recorded on May 19, 1972 in Book 4597, page 418, Register's Office for Davidson County, Tennessee.H. Jere Ford having since passed on Sept. 30th, 1989, leaving interest to surviving Spouse, Faye V. Ford. The said Faye V. Ford having since passed on Nov. 7th, 2021. Faye V. Ford , aka Faye Vaughn Ford has probated Will in Case No. 2021PR566 in Wilson County, Tennessee, passing interest to surviving heirs Melissa Guinn Mead and Kevin Guinn.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 629 Atlanta Drive, Hermitage, TN 37076

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 8 day of April, 2022

The Estate of Faye Vaughn Ford

BY: _____
Melissa Guinn Mead
Heir and Executrix,

BY: _____
Kevin Guinn
Heir

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Melissa Guinn Mead, heir and executrix, and Kevin Guinn, heir the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2022.

_____
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Warranty Deed FND-2203816SSO

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 4/8/2022 (date of document).

_____
Affiant Signature
Date 4/8/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 8 day of April, 2022

_____
Notary's Signature
MY COMMISSION EXPIRES: 4/26/25

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY