...ohnson Davidson County
Batch# 843003 DEEDWARR
04/20/2022 10:33:50 AM 2 pgs
Fees: $13.00 Taxes: $465.31
20220420-0045589

# WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,750.00~~ $125,760.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 05 DAY OF Apr. 1, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: January 23, 2023
(AFFIX SEAL)

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 162 |
|---|---|---|
| Kyle Williams<br>5510 Country Drive Unit #66<br>Nashville, Tennessee 37211 | SAME AS OWNER | GROUP 09 0A<br>PARCEL 066.00 |

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, we,

William W. Goodman, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kyle Williams and Kerrie Williams, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Nashville County, state of Tennessee, described as follows: To wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Townhouse No. 66, Building No. 10, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, as amended in Book 4937, page 429, Register's Office for said County, to which reference is here made.

Being the same property conveyed to William W. Goodman and wife, Willora S. Goodman, by Deed from Thomas E. Roark and wife, Sharon D. Roark, datedJune 18, 1976 and filed of record June 23, 1976 in Book 5038, Page 377, Register's Office for Davidson County, Tennessee.

Willora S. Goodman having predeceased her husband on October 1, 2015, leaving him sole owner by operation of law.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 5510 Country Drive Unit #66, Nashville, Tennessee 37211.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 25th day of March, 2022.

William W. Goodman

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, William W. Goodman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027