This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 844244 DEEDWARR
04/22/2022 12:10:51 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20220422-0046839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $370,000.00.

Affiant

Subscribed and sworn before me this the 20th day of April, 2022.

Notary Public
My commission expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address of New Owner:
Benjamin Williamson

2028 Village Park Circle

Old Hickory, TN 37138

Send Tax Bill to:

New Owner

Tax Information:
044-15-0E-003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP J. ATKINS, a married man, AND PATRICK S. SULLIVAN, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BENJAMIN WILLIAMSON, A SINGLE MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revision Final Plat Village Green - Phase 3A, of record in Instrument No. 20180904-0087221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip J. Atkins, a married man, and Patrick S. Sullivan, a married man, by deed dated 03/19/2021, from Village Green of Old Hickory, LLC, of record in Instrument No. 20210324-0038620, Register's Office for said County.

Also being a portion of the same property conveyed to Village Green of Old Hickory, LLC, a Tennessee Limited Liability Company, by deed dated 03/11/2016, from James R. Yates and wife, Carolyn H. Yates, of record in Instrument No. 20160322-0027088, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2028 Village Park Circle, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 20th day of April, 2022.

Phillip J. Atkins by Patrick S. Sullivan, Attorney-in-Fact

Patrick S. Sullivan

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patrick S. Sullivan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2022.

My commission expires: 5/6/2022

Notary Public

GARY VAN SOOSTEN
Commission # GG 210205
Expires May 6, 2022
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 20 day of April, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared **Patrick S. Sullivan** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phillip J. Atkins, by Specific Power of Attorney and who acknowledged that he executed the same as the free act and deed of Phillip S. Sullivan.

Witness my hand and official seal this 20 day of April, 2022.

My Commission Expires: 5/6/2022

Notary Public

GARY VAN SOOSTEN
Commission # GG 210205
Expires May 6, 2022
Bonded Thru Budget Notary Services