Karen Johnson Davidson County
Batch# 847940 DEEDWARR
04/29/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20220429-0049581

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 11, 2026 1/11/2026

(AFFIX SEAL)

File #22-DM-0901-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Matthew Evans and Grace Beer Evans	Same As New Owner	
(NAME)	(NAME)	**118-01-0-295-00**
901 Gilmore Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT TYLER WILLIAMS, AND SARAH HELEN WALOR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER MATTHEW EVANS AND GRACE BEER EVANS, HUSBAND AND WIFE, AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 91 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 91 fronts 50.0 feet on the Southerly margin of Gilmore Avenue, and runs back with the Westerly margin of 9th avenue South (formerly Duke Street), 160.00 feet to an alley, measuring 50.4 feet thereon.

Being the same property conveyed to Robert Tyler Williams and Sarah Helen Walor, husband and wife by Warranty deed from Kyle William Simmons and Angela Malone Simmons, husband and wife of record in Instrument No. 20190604-0052984 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 04, 2019.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **901 Gilmore Avenue, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th day of April, 2022.

Robert Tyler Williams

Sarah Helen Walor

STATE OF Virginia
COUNTY OF Richmond City

On this 20th day of April, 2022, before me personally appeared Robert Tyler Williams, 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 20th day of April, 2022.

Brianna Crutchfield
Notary Signature
My commission expires: 02/28/2025

BRIANNA CRUTCHFIELD
NOTARY PUBLIC
REGISTRATION # 7917526
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2025

STATE OF Virginia
COUNTY OF Richmond City

On this 20th day of April, 2022, before me personally appeared Sarah Helen Walor, 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 20th day of April, 2022.

Brianna Crutchfield
Notary Signature
My commission expires: 02/28/2025

BRIANNA CRUTCHFIELD
NOTARY PUBLIC
REGISTRATION # 7917526
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Melissa Low, 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 4/20/22 (date of document).

Affiant Signature

4/22/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of April, 2022

M.R. Schodroski

Notary's Signature

MY COMMISSION EXPIRES: March 3, 2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202204290049581