WARRANTY DEED

Karen Johnson Davidson County
Batch# 847971 DEEDWARR
04/29/2022 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220429-0049621

MJ-FPR-22-4017

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Better Home Builders, LLC, a Tennessee Limited Liability Company	**NEW OWNERS**	
5521 Blue Hole Rd. ~~4017 Cedar Cir~~ (NAME)	" " (NAME)	**058-16-0-015.00**
~~Nashville, TN 37218~~ Antioch, TN 37013 (ADDRESS)	" " (ADDRESS)	
(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, **JONATHAN D. WILLIAMS AND RACHEL L. WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETTER HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

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. 7, Block "D", on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Williams, married by Warranty deed from Peggy D. Mathes, Administrator of the Estate of Elizabeth Eslick of record in Instrument No. 20171030-0110970 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on October 30, 2017.

Being the same property conveyed to Jonathan D. Williams and Rachel L. Williams, husband and wife by Quitclaim deed from Jonathan Williams, married of record in Instrument No. 20180509-0044257 Register's Office for Davidson County, Tennessee, dated May 4, 2018 and recorded on May 9, 2018.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4017 Cedar Cir, Nashville, Tennessee 37218**.

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 21 DAY OF APRIL, 2022.

Jonathan D. Williams

Rachel L. Williams by Jonathan D. Williams Attorney in Fact.
Rachel L. Williams by Jonathan D. Williams, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN D. WILLIAMS, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 21st of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN D. WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHEL L. WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHEL L. WILLIAMS.

Witness my hand and official seal, this the 21st of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 4/21/22 (date of document).

Affiant Signature

4/22/22
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County