Karen Johnson Davidson County
Batch# 848170 DEEDWARRSP
04/29/2022 11:08:30 AM 5 pgs
Fees: $28.00 Taxes: $12.49
20220429-0049935

Commitment Number: TN22107019

After Recording, Send To:
Boston National Title Agency, LLC
400 Rooser Rd, Ste. 500
Coraopolis, PA 15108

This instrument prepared by:
Boston National Title Agency, LLC
Return to: Boston National Title Agency, LLC
400 Rouser Rd., Bldg 2, Ste 101, Coraopolis, PA 15108

**New Property Owner/Mail Tax Statements To:**
**Gloria Williams Real Estate Holdings, LLC** 540 Nawakwa Trail, Madison, TN., 37115

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**053 13 0 023.00**

## SPECIAL WARRANTY DEED

**Gloria Williams**, hereinafter grantor, whose tax-mailing address is **540 Nawakwa Trail, Madison, TN., 37115** for $1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Gloria Williams Real Estate Holdings, LLC**, hereinafter grantee, whose tax mailing address is **540 Nawakwa Trail, Madison, TN., 37115** the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Land in Davidson County, Tennessee, being Lots Nos. 9, 10, 18 and 19 on the Plan of Nawaka Hills Annex, Section 2, Subdivision of the L.J. Gee Estates, not of record, described according to a survey and plat made by Harvey Gee, Surveyor, April 3, 1948, and filed with the Davidson County Planning Commission January 15, 1949 and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made. Said Lots Nos. 9 and 10 are described as follows: Beginning at a point in the northerly margin of Nawakwa Trail, said point being located 150 feet eastwardly from the southeast corner of the land conveyed to Jackie R. Sadler, of record in Book 5110, page 456, Register's Office for Davidson County, Tennessee; thence along the northerly margin of said trail, eastwardly 173.01 feet to a point which is the beginning of a curve to the left; thence around said

curve in a northeastwardly direction 39.84 feet to a point in the westerly margin of Cheechee Trail; thence along the westerly margin of said Trail 250 feet to the beginning of a Curve to the left; thence in a northwestwardly direction around said curve 39.84 feet to a point in the southerly margin of Tacoma Trail; thence westwardly along the southerly margin of said Trail, 173.01 feet to a point which is the common corner of Lots Nos. 10 and 11; thence southwardly along the westerly lines of Lots Nos. 9 and 10, the same being the easterly lines of Lots Nos. 8 and 11, a distance of 300 feet to the point of beginning. Said Lots Nos. 18 and 19 are described as follows: Beginning at a point in the northerly margin of Tacoma Trail, said point being the southeasterly corner of Lot 17 conveyed to Jackie R. Sadler by deed of record in Book 5110, page 458, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly margin of Tacoma Trail, a distance of 174.33 feet to a point which is the beginning of a curve to the left; thence northeastwardly around said curve a distance of 39.84 feet to a point in the Westerly margin of Cheechee Trail; thence along the westerly margin of said Trail, 250 feet to the beginning of a curve to the left; thence in a northwestwardly direction, a distance of 39.84 feet to a point in the southerly margin of Choctaw Trail; thence along the southerly margin of said Trail, Westwardly a distance of 173.65 feet to a point being the common corner of Lots 19 and 20; thence southwardly along the westerly line of Lots Nos. 18 and 19, same being the easterly lines of Lots Nos. 17 and 20, a distance of 300 feet to the point of beginning.

**Tax ID: 053 13 0 023.00**
**Property Address is: 540 Nawakwa Trail, Madison, TN., 37115**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a General Warranty Deed recorded at Instrument No. 20160309-0022392 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053 13 0 023.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 04-15, 2022:

Gloria Williams

**Gloria Williams**

**By:** _____
**Its:** _____

STATE OF Tennessee
COUNTY OF Madison

The foregoing instrument was acknowledged before me on April 15th, 2022 by _____ its _____ on behalf of **Gloria Williams** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

W C Bryant
Notary Public

WILLIAM C BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP 6/18/2025
DYER COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is $3,375.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Madison

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $3,375.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of April, 2022.

Gloria Williams
Affiant

Gloria Williams
Print Name

(Seal)

Notary Public

My commission expires:

6/18/2025

Print Name

WILLIAM C BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 6/18/2025
DYER COUNTY

# True Copy Certification
# State of Tennessee

I, Aaron Avery, 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 04/15/2022.

Affiant Signature

04/25/2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 25th day of April, 20 22.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462

(seal)