NEW OWNER:
PROVERBS BUILD HOMES LLC
620 DURRETT DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0626

Map & Parcel
147100160.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 848930 DEEDWARR
05/02/2022 09:39:25 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220502-0050471

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Five Thousand and 00/100 Dollars ($475,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUNE DALE WILLIAMS and JAMES E. WILLIAMS, SR., wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PROVERBS BUILD HOMES LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being Lot(s) 14, as shown on the map entitled the Plan of Whispering Hills, Section 1, of record in Plat Book 2331, pages 82-84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Durrett Drive at the corners of Lots 14 and 16; thence with the line between said lots, northeasterly 187 feet to a point; thence Northwesterly 180.2 feet to the South margin of Northcrest Drive shown on said plan but which Drive was abandoned and canceled and reverted to Andrew Ewing, Trustee, under the terms of an agreement in Book 2797, Page 14, said Register's Office; thence Southwesterly along Ewing's line, 162 feet to the beginning of a curve; thence around said curve, Southwesterly 39.3 feet to the Easterly margin of Durrett Drive; thence with the margin of the same, Southerly 155 feet to the point of the beginning.

Being the same property conveyed to JUNE DALE WILLIAMS and JAMES E. WILLIAMS, SR., by Deed Creating Tenancy by the Entireties from June Dale Williams, dated June 18, 2020, and of record in Instrument No. 20200624-0068004, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to June Dale Williams,

by Quitclaim Deed from James Homer Renfro, an unmarried person, dated January 29, 2004, and of record in Instrument No. 20040210-0016121, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **620 DURRETT DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 82-84, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of April, 2022.

JUNE DALE WILLIAMS

JAMES E. WILLIAMS, SR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUNE DALE WILLIAMS and JAMES E. WILLIAMS, SR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2022.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

AFFIANT

Sworn to and subscribed to before me this 27th day of April, 2022.

NOTARY PUBLIC

My commission expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY