# WARRANTY DEED

Karen Johnson Davidson County
Batch# 850013 DEEDWARR
05/03/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220503-0051254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Jameeka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0221

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Cory Tohill | New Owner | Map: 08507010900 |
| (NAME)<br>3131 Edgemont Drive | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37214 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**WENDY WILLIAMS, UNMARRIED, LISA WILLIAMS UNMARRIED, AND IRENE WILLIAMS, UNMARRIED**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**CORY TOHILL, AN UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 139 on the Plan of Stanford Country Club Estates, Section 4, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 109.76 feet on the Southerly side of Edgemont Drive, and runs back 118.9 feet on the Easterly line and 186.77 feet on the Westerly line to a dead line in the rear on which it measures 104.45 feet.

Being the same property conveyed to Irene Williams, unmarried, Lisa Williams, unmarried and Wendy Williams, unmarried, as tenants in common with right of survivorship, by deed from Kenneth D. Green and Victor Green, heirs of the Estate of Hilda Faye Hawkins, of record in Instrument No. 20211027-0144138, dated October 20, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 83 and 84, said Register's Office.

The signature of Irene Williams is signed by his/her duly appointed Attorney-in-Fact, Wendy Williams, pursuant to the Power of Attorney of record in Instrument No. 202205030051253, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3066, Page 219 and Book 3127, Page 370, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3131 Edgemont Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 25th day of April, 2022.

Wendy Williams

Lisa Williams

Irene Williams by Wendy Williams, her 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, the within named Wendy Williams and Lisa Williams, 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, 25th day of April, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Wendy Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Irene Williams, as her Attorney-in-Fact, as the free act and deed of the within named Irene Williams.

Witness my hand and official seal this 25th day of April, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **April 25, 2022**.

Date

Tonya Loftin
Affiant Signature

April 27, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of April, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)