Karen Johnson Davidson County
Batch# 857416 DEEDWARR
05/18/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20220518-0057127

Warranty Deed

CARSON TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $502,000.00 Affiant Subscribed and sworn to before me, this the 10th day of May, 2022. Notary Public My commission expires: 03/19/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brent Williams and Rebecca Williams	New Owner(s)	072-04-0-288.00
2108 Hampton Ave.	Same as Owner	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JILL FURLONG, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENT WILLIAMS AND REBECCA WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson county, Tennessee, being the Southerly 33 feet of Lot No.24 and the Northerly 33 feet of Lot No. 25, Block "D", Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Said parts of said lots adjoin and front together 66 feet on the Easterly side of Janie Avenue and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Jill Furlong, a single woman by Warranty deed from MAD Ave Enterprises, Inc of record in Instrument No. 20180323-0027746 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 23, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1421 Janie Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2022.

Jill Furlong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jill Furlong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2022.

Notary Public

My Commission Expires: 7/7/24

BISTANY BASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 May 10, 2022.

Signature
Date: May 9, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 10th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD