Karen Johnson Davidson County
Batch# 864518 DEEDWARR
05/27/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20220527-0062115

Prepared By & Return To:
Tennessee Title Services LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-1901

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of May, 2022

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
UST LLC 1965 Columbia Pike, #31 Arlington, VA 22204	New Owner	033-16-0-213.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John V. Richardson and wife, Mary J. Ward Richardson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UST LLC, a South Carolina Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 99-B on the Plan of Zone Lot Division, Lots 98, 99, 122, 123, 164, 165 & 166 of Primrose Meadows, Section Two of record in Plat Book 6900, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John V. Richardson and wife, Mary J. Ward

Richardson by Warranty deed from Jerry McCloud, a married person of record in Instrument No. 20050603-0063749 Register's Office for Davidson County, Tennessee, dated June 01, 2005 and recorded on June 03, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1123 Apple Valley Road, Madison, TN 37115

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 so 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.

Dated this the 13th day of May, 2022.

John V. Richardson

Mary J. Ward Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May, 2022, before me personally appeared John V Richardson and Mary J Ward Richardson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 5/13/22.

Affiant Signature

5/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/19/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON