Karen Johnson Davidson County
Batch# 865321 DEEDWARR
05/31/2022 03:09:30 PM 5 pgs
Fees: $28.00 Taxes: $6,012.50
20220531-0062799

Name and Address of New Owner:
William Davis Lamb, III and Ronald Coleman Jones
5402 Michigan Avenue
Nashville, TN 37209

Send Tax Bills To:
William Davis Lamb, III and Ronald Coleman Jones

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-07-0-301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gerald Williams and wife, Elouise Williams**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Davis Lamb, III and Ronald Coleman Jones,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property 1:
Tract 1:

Land in Davidson County, Tennessee, being the northerly 88 feet of lot Nos. 1305 and 1307, Block No. 180, Plan 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County. Said parts of Lot Nos. 1305 and 1307 lying between Michigan Avenue and Kentucky Avenue and run back between parallel lines 88 feet to a dead line.

Being the same property conveyed to Gerald Williams and wife, Elouise Williams by Installment Deed from Ellis Chrisman and wife, Lucille A. Chrisman of record as (book) 5100 / (page) 293 in the Register's Office for Davidson County, Tennessee, dated December 27, 1976 and recorded December 27, 1976. Re-Recorded in (book) 5102 / (page) 639 on January 4, 1977.

For Information Only: Being PIN 091-07-0-301.00
Being also known as 5402 Michigan Avenue, Nashville, TN 37209

Tract 2:

Land in Davidson County, Tennessee, being the south 62 feet of lot Nos. 1305 and 1307, Block 180, Plan 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County. Said parts on said lots adjoin and front together 50 feet on the north side of Michigan Avenue and run back between parallel lines 62 feet to a dead line.

Being the same property conveyed to Gerald Williams and wife, Elouise Williams by Quit Claim Deed from Helen Hassell, Willie Maude King, Janice Faye Tindall, Gerald Williams, Marvis Eugene Williams and P.H. Williams, as to the first part and Howard M. Taradash, as to the second part of record as (book) 6676 / (page) 102 in the Register's Office for Davidson County, Tennessee, dated September 19, 1985 and recorded October 7, 1985.

For Information Only: Being PIN 091-07-0-302.00
Being also known as 5402 Michigan Avenue, Nashville, TN 37209

Property 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1309 AND 1311, BLOCK 180 ON THE PLAN OF WEST NASHVILLE 1 & 2, AS OF RECORD IN BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 1309 AND 1311 ADJOIN AND FRONT 50 FEET ON THE NORTHERLY SIDE OF MICHIGAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to Gerald S. Williams and wife, Elouise D. Williams by Warranty Deed from Terry W. Woodall of record as Instrument No. 20031009-0150250 in the Register's Office for Davidson County, Tennessee, dated October 6, 2003 and recorded on October 9, 2003.

For Information Only: Being Parcel ID: 091-07-0-303-00
Being also known as 5404 Michigan Avenue, Nashville, TN 37209

Property 3:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1313 AND 1315 OF BLOCK 180, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID LOTS NOS. 1313 AND 1315 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF MICHIGAN AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to Gerald S. Williams and wife, Eloise D. Williams by Warranty Deed from Barbara K. Austin and husband, Rolly Austin of record as Instrument No. 20091012-0094658 in the Register's Office for Davidson County, Tennessee, dated October 8, 2009 and recorded on October 12, 2009.

Being also known as 5406 Michigan Avenue, Nashville, TN 37209 / Parcel No. 091-06-0-332-00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2022.

Gerald S. Williams (SEAL)
Gerald Williams

Elouise Williams (SEAL)
Elouise Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2022, before me personally appeared Gerald Williams and Elouise Williams, 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 23rd day of May, 2022.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dlowhorn
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of May, 2022.

Notary Public
My commission expires: 3/3/25
File No. 2022-4446-DL

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 5/20/22 (date of document).

Affiant Signature

5/24/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026