BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 868382 DEEDWARR
06/07/2022 11:15:05 AM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20220607-0065103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Ralph Lynn Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Lynn Smith	Same as owner	
(NAME)	(NAME)	
1039 General George Patton Rd.		142 09 0D 117.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **TEDDY RAY WILLIAMS AND TRINA DONNA RALLS WILLIAMS,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RALPH LYNN SMITH,** 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:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 1039, together with the carport designated 1039-C of Section Six, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 359 and 360, Register's Office for said County, to which source reference is hereby made for more complete details of description, together With the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Teddy Ray Williams and Trina Donna Ralls Williams, husband and wife by Warranty Deed from Richard Thibus and Spouse, Carol Thibus of record in Instrument No. 20190826-0085861 in the Register's Office of Davidson County, Tennessee, Dated August 26, 2019 and recorded on August 26, 2019. Also see Affidavit of Scrivener's Error of record in Instrument No. 20191002-0100339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1039 General George Patton Rd., Nashville, TN 37221
(House Number) (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 my hand this 31 day of May, 2022

Teddy Ray Williams

TEDDY RAY WILLIAMS

Trina Donna Ralls Williams

TRINA DONNA RALLS WILLIAMS

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 Teddy Ray Williams and Trina Donna Ralls Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of May, 2022.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23