Karen Johnson Davidson County
Batch# 872402 DEEDWARR
06/16/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220616-0068700

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2581

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of June, 2022

Notary Public

Commission Expires: 3/15/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily G. Williams 1524 Sprucedale Drive Antioch, TN 37013	Bank of England, and/or the Secretary of HUD of Washington, D.C., ISAOA/ATIMA 5 Statehouse Plaza 500 Little Rock, AR 72201	175 02 0B 021.00

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,

Donna S. Collard, an unmarried person

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

Emily G. Williams, a single woman

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 the First Civil District of Davidson County, Tennessee, being all of Unit No. 305, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deeds of Old Hickory Commons, Sections Two and Three, according to plat and survey appearing of record in Instrument Number: 20081117-0113467 and further amended in Instrument Number 20130322-028759, and further amended in Instrument Number 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of

location and description of said lot.

BEING the same property conveyed by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to Donna S. Collard, an unmarried person, recorded December 30, 2015, as Instrument No. 20151230-0131128 in Davidson County, Tennessee Register of Deeds.

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: 1524 Sprucedale Drive, Antioch, TN 37013

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 6th day of June, 2022.

Donna S. Collard

Donna S. Collard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2022, before me personally appeared Donna S. Collard, 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 6th day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

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 6-6-22.

Affiant Signature

6-9-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-9-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON