Karen Johnson Davidson County
Batch# 877788 DEEDWARR
06/24/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220624-0072697

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Simple Cremation & Funeral, LLC, A Tennessee Limited Liability Company**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Will Sims and Emily Sims, husband and wife**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit 108, Building B, on the Plat of The Arlington at Williamsburg Office Park Condominiums as shown Exhibit A to the Supplement to The Master Deed of The Arlington at Williamsburg Office Park Condominiums, of record in Instrument No. 20180215-0014837, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description; together with the undivided percentage interest in the Common Elements as set forth in the Master Deed, of record in Book 8023, Page 735, said Register's Office; as amended in Book 8166, Page 636, Book 10266, Page 702, Book 10398, Page 879, Instrument No. 20031003-0146673, Instrument No. 20041105-0133832, and further amended by the Supplement to The Master Deed of The Arlington at Williamsburg Office Park Condominiums, of record in Instrument No. 20180215-0014837.

BEING a part of the same property conveyed to Simple Cremation & Funeral, LLC, a Tennessee limited liability company by Special Warranty Deed dated April 17, 2019 of record in Instrument No. 20190422-0036256, Register's Office of Davidson County, Tennessee.

Map & Parcel: 142-2-A-1

Property Address: 8120 Sawyer Brown Road, Ste. 108, Nashville, TN 37221-1410

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 16 day of **June, 2022**.

Simple Cremation & Funeral, LLC, A Tennessee Limited Liability Company

Lauren Hogan, Officer

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Lauren Hogan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the authorized signer for **Simple Cremation & Funeral, LLC, A Tennessee Limited Liability Company** and are authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 16 day of **June, 2022.**

My commission expires:
1/25/26

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$235,000.00.**

Affiant

WITNESS my hand, at office, this 16 day of **June, 2022.**

My commission expires:
2/22/25

Notary Public

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

NEW PROPERTY OWNERS:

Will & Emily Sims
6413 Jocelyn Hollow Rd
Nashville, TN 37205

PERSON(S) RESPONSIBLE FOR TAXES:

Same as owner

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 6/16/22 (date of document).

Emilee Gibson
Affiant Signature

6/21/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21st day of June, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202206240072697