This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17545-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2022.

Notary Public
My Commission Expires: 1-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 887258 DEEDWARR
07/11/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220711-0079655

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica G. Williams 636 Cato Ridge Lane Nashville TN 37218	Evansville Teachers Credit Union 580 Franklin Road Suite 100 Franklin, TN 37069	058-09-0A-322-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Christopher D. Williams, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jessica G. Williams, an unmarried woman**, hereinafter called the Grantee(s), her 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 all of Lot No. 246, Phase 8, Jordan Ridge at Eaton's Creek, according to survey and plat of same appearing of record in Instrument No. 20120629-0057088, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher D. Williams, unmarried by Special Warranty Deed from NVR, Inc., a Virginia corporation t/a Fox Ridge Homes, dated November 20, 2012, recorded November 26, 2012, of record in Instrument No. 20121126-0108134, Register's Office for Davidson County, Tennessee.

Mariah Le-Joyce Williams joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **636 Cato Ridge Lane, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2022.

GRANTOR:

Christopher D. Williams

Mariah Le-Joyce Williams

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of San Diego)

On 8th July 2022 before me, Vanessa R. Davis, Notary Public personally appeared CHRISTOPHER D. WILLIAMS AND MARIAH LE-JOYCE WILLIAMS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Notary Public

VANESSA R. DAVIS
COMM # 2334640
SAN DIEGO County
California Notary Public
Comm Exp Oct. 2, 2024

202207110079655

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/8/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/8/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

