This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18206-DJ

Karen Johnson Davidson County
Batch# 891612 DEEDWARR
07/20/2022 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220720-0083190

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the ~~18th~~ 20th day of July, 2022.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peyton Alexandra Williams 1616 Lincoya Bay Drive Nashville, TN 37214	American Pacific Mortgage Corporation 3000 Lava Ridge Ct, Ste 200 Roseville, CA 95661	109-5-D-70.00

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, **Amanda Addington, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Peyton Alexandra Williams, a single 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 1616, together with the appurtenant common elements of The Cottages at Williams Bend, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend, a horizontal property regime with private elements, of record in Instrument No. 20040628-0076712; as amended and supplemented in Instrument No. 20041028-0129585; and in Instrument No. 20050923-0114373; Attorney's Certificate of record in Instrument No. 20180420-0037271, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages of Williams Bend, provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended and supplemented, the boundary plat of record in Instrument No. 20000918-0092189, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Amanda R. Addington, unmarried by Warranty Deed from Rachel Carmichael, an unmarried woman, dated September 30, 2008, recorded October 2, 2008, of record in Instrument No. 20081002-0100109, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1616 Lincoya Bay Drive, Nashville, TN 37214**

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 15th day of July, 2022.

GRANTOR:

Amanda Addington

STATE OF ARKANSAS
COUNTY OF Crawford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Addington, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2022.

Notary Public
My Commission expires: 3/19/2030

SARAH LYNN ROWE
Notary Public-Arkansas
Crawford County
My Commission Expires 03-19-2030
Commission # 12375742

202207200083190

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/15/2022 (date of document).

Jennifer Russell
Affiant Signature

7/20/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

