Karen Johnson Davidson County
Batch# 911204 DEEDWARR
09/01/2022 08:53:14 AM 2 pgs
Fees: $13.00 Taxes: $1,668.70
20220901-0098484

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENN
COUNTY OF

Actual consideration
greater is $451,000.00.

Affiant

Subscribed and sworn before me this the
31 day of August, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Kimberly Grace Smith | Rocket Mortgage, LLC, | 050-03-0B 151.00 |
| 1407 Cranapple Cove | 1050 Woodward Ave | |
| Nashville, TN 37207 | Detroit, MI 48226-1906 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDOLPH LAMAR WILLIAMSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KIMBERLY GRACE SMITH, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Mulberry Downs, Phase 1C, of record in Book 7900, Page 442, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Randolph Lamar Williamson, married, by deed dated 03/31/1995, from Phillips Builders, Inc., of record in Book 9634, page 995, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1407 Cranapple Cove, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of August, 2022.

Randolph Lamar Williamson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randolph Lamar Williamson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY