Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
-1273

Karen Johnson Davidson County
Batch# 911221 DEEDWARR
09/01/2022 09:16:03 AM 2 pgs
Fees: $13.00 Taxes: $3,637.10
20220901-0098511

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca White Williams, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hunter Joseph Smith and Katherine Dabney Smith, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No.22 on the plan of Hillsborough Place, Phase II and III, as of record in Book 5200, page 42 and revised in Book 5200, page 160, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca White Williams by quitclaim deed from John Lee Christopher, Jr. dated September 18, 2000, of record in Inst. No. 20000926-0095171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca White Williams from Robert L. Scruggs and wife, Joyce W. Scruggs, dated August 15, 1988, of record in Book 7626, page 824, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4256 Jamesborough Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Hunter Joseph Smith
4256 Jamesborough Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
131-07-0A-022.00

WITNESS THE EXECUTION HEREOF this 31st day of August, 2022.

Rebecca White Williams

Rebecca White Williams

State of Tennessee)
County of Davidson)

On this 31st day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rebecca White Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 983,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of August, 2022.

M. Catherine Clearwaters

Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY