36253-8 Box 14

Name and Address of New Owner:
Paul Picelli
987 Windrowe Drive
Nashville, TN 37205

Send Tax Bills To:

~~Paul Picelli~~
~~987 Windrowe Drive~~
~~Nashville, TN 37205~~

Karen Johnson Davidson County
Batch# 917536 DEEDWARR
09/16/2022 09:34:16 AM 4 pgs
Fees: $23.00 Taxes: $2,442.00

20220916-0103359

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 115 06 0 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Laura M. Williams, Trustee of Laura M. Williams Living Trust Dated June 9, 2017**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul Picelli, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Two, West Meade Hills, as of record in Plat Book 2900, page 98, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed to Laura M. Williams, as Trustee for the Laura M. Williams Living Trust, Dated June 9, 2017, by Quitclaim Deed from Laura Mai Williams, of record in Instrument No. 20170620-0061994, in the Register's Office of Davidson County, Tennessee, dated June 09, 2017 and recorded on June 20, 2017; Also see Trust Certificate recorded in Instrument No. 20220308-0026328. Being the same property conveyed to Paul Bailey Williams and wife, Laura Mai Williams, by Warranty Deed from Arthur Frazier and wife, Margaret H. Frazier, of record in Book 6849, Page 725, in the Register's Office of Davidson County, Tennessee, dated May 1, 1986 and recorded on May 7, 1986. The said Paul Bailey Williams died on October 25, 2015, leaving Laura Mai Williams as surviving tenant by the entirety. See Affidavit of Heirship of record in Instrument No. 20170620-0061993.

This improved property known as 987 Windrowe Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2022.

Laura M. Williams Living Trust Dated June 9, 2017

By: Laura M. Williams (SEAL)
Laura M. Williams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2022, before me personally appeared Laura M. Williams, Trustee of Laura M. Williams Living Trust Dated June 9, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $660,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paul A Pulli
(Affiant)

Sworn to and subscribed before me this
15th day of September, 2022.

Notary Public
My commission expires: 12/14/24
File No. 2022-5207-LW

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Two, West Meade Hills, as of record in Plat Book 2900, page 98, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed to Laura M. Williams, as Trustee for the Laura M. Williams Living Trust, Dated June 9, 2017, by Quitclaim Deed from Laura Mai Williams, of record in Instrument No. 20170620-0061994, in the Register's Office of Davidson County, Tennessee, dated June 09, 2017 and recorded on June 20, 2017; Also see Trust Certificate recorded in Instrument No. 20220308-0026328. Being the same property conveyed to Paul Bailey Williams and wife, Laura Mai Williams, by Warranty Deed from Arthur Frazier and wife, Margaret H. Frazier, of record in Book 6849, Page 725, in the Register's Office of Davidson County, Tennessee, dated May 1, 1986 and recorded on May 7, 1986. The said Paul Bailey Williams died on October 25, 2015, leaving Laura Mai Williams as surviving tenant by the entirety. See Affidavit of Heirship of record in Instrument No. 20170620-0061993.

Being the same property conveyed to Paul Picelli from Laura M. Williams, Trustee of the Laura M. Williams Living Trust Dated June 9, 2017 of record as Instrument No. 20220911-0103359 said Register's Office.