WARRANTY DEED

Karen Johnson Davidson County
Batch# 919635 DEEDWARR
09/21/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220921-0105004

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Nichole Dowty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13659NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ramses A. Hodges and Angela D. Moore	American Pacific Mtg	04311020400 and 04311020500
(NAME)	(NAME)	
1035 and 1037 North Dupont Avenue	555 Menlo Dr #A	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Rocklin CA 95765	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN M. WILLIAMS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMSES A. HODGES, A SINGLE MAN, AND ANGELA D. MOORE, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 1035 North Dupont, Nashville, TN (Map & Parcel 043-11-0-204.00)

Being Lot 10 on the Plan of Archwood Annex, as of record in Book 6200, page 66, Register's Office for

Davidson County, Tennessee, to which plan is here made for a more complete and accurate description.

Tract II: 1037 North Dupont, Nashville. TN (Map & Parcel 043-11-0-205.001

Being Lot 11 on the Plan of Archwood Annex, as of record in Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which plan is here made for a more complete and accurate description.

Being the same property conveyed to Gail Hunter by Warranty Deed from Franklin E. Davenport of record in Instrument Number 20090108-0002138, and to John Williams by Deed from Terrell Starks of record in Instrument 20090106-0001073, Register's Office for Davidson County, Tennessee. Further conveyed to John Williams and Gail Hunter by Quitclaim Deed from John Williams and Gail Hunter through Robert F. Spann, Trustee, of record in Instrument Number 20110902-0068497, said Register's Office. Further conveyed to John McKinley Williams by Deed from Gail Hunter of record in Instrument Number 20200820-094139, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1035 and 1037 North Dupont Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 16th day of September, 2022.

John M. Williams

STATE OF Florida
COUNTY OF Walton

On this 16th day of September, 2022 before me personally appeared **John M. Williams** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Walton County, ~~Tennessee~~ Florida this 16th day of September, 2022.

Commission Expires: 6/27/2025

Andrea L. Ward
Notary Public

ANDREA L. WARD
MY COMMISSION # HH 145786
EXPIRES: June 27, 2025
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, Tonya Loftin, 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 **September 16, 2022**.

Date

Tonya Loftin
Affiant Signature

September 21, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of September, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)