WARRANTY DEED

Karen Johnson Davidson County
Batch# 921434 DEEDWARR
09/26/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20220926-0106490

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia J. Carr	iServe Residential Lending, LLC	
(NAME)	(NAME)	121-04-0A-026-00
14513 W Price Street	10920 Via Frontera, Ste 520	
(ADDRESS)	(ADDRESS)	
Wichita, KS 67235	San Diego, CA 92127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Julie M. House, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patricia J. Carr, an unmarried woman and Miles Branson, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain condominium unit located in Davidson County, Tennessee, being Unit 526 on the Plan of Phase II of Williamsburg Condominium as of record in Book 6900, Page 266, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set fourth in the Master deed of record in Book 7114, Page 443, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julie M. House, unmarried by Warranty Deed from David R. Williams Builder, Inc., dated 03/31/1988, of record in Book 7507, Page 484, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 809, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 6900, Page 266, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7114, Page 443, Book 7328, Page 809, Book 8604, Page 750, Book 11066, Page 407 and Instrument No. 200606160071758, By-Laws recorded in Instrument No. 200301210008266, in Register's Office for Davidson County, Tennessee. Amendment to By-Laws of record in Book 7210, Page 948 and Book 7381, Page 458, Register's Office for Davidson County, Tennessee. Charter of Williamsburg Condominium Homeowners' Association, Inc., of record in Book 7185, Page 930, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 526 Williamsburg Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of September, 2022.

Julie M. House

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie M. House, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of September, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202209260106490

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 9-23-22.

Tracey Trumphour
Affiant
Date: 9-23-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of September, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY