Karen Johnson Davidson County
Batch# 932483 DEEDWARR
10/21/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20221021-0114850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

File #22-PA-1108-Vill

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack Houston Williamson and Amanda Gail Oates Williamson	**New Owner**	
(NAME)	(NAME)	**061-11-0-193**
1108 Eastdale Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **MARK FORRESTER AND WIFE CATHERINE LYNN LUNDY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK WILLIAMSON AND AMANDA WILLIAMSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 125, on the Plan of Eastdale Place, a subdivision of Part of Lot No. 4 in The Division of the William Williams Land on Gallatin Turnpike, as shown on Plat of record in Plat Book 547, Pages 29 and 30 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Mark Forrester and wife, Catherine Lynn Lundy, by Quitclaim Deed from John Mark Forrester, of record in Instrument No. 20220201-0011870, in the Register's Office of Davidson County, Tennessee, dated January 25, 2022 and recorded on February 01, 2022.

Being the same property conveyed to John Mark Forrester, an unmarried man, by Quitclaim Deed from John Mark Forrester, individually and surviving spouse of Elaine B. Forrester, Deceased (June 08, 2017), of record in Instrument No. 20180201-0010224, in the Register's Office of Davidson County, Tennessee, dated November 24, 2017 and recorded on February 01, 2018.

Being the same property conveyed to John Mark Forrester and Elaine B. Forrester Husband and Wife, by Warranty Deed from William B. Fletcher and Linda T. Fletcher, Husband and Wife, of record in Book 10545, Page 797, in the Register's Office of Davidson County, Tennessee, dated July 28, 1997 and recorded on July 29, 1997. The said Elaine B. Forrester died on June 08, 2017.

This conveyance is subject to:
*Restrictiions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastdale Place, a subdivision of Part of Lot No. 4 in The Division of the William Williams Land on Gallatin Turnpike, as recorded in Plat Book 547, Page(s) 29 and 30.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1108 Eastdale Avenue, Nashville, TN 37216**.

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), their heirs and 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), 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 my/our hand(s) this the 20th day of October, 2022.

Mark Forrester

Catherine Lynn Lundy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2022, before me personally appeared Mark Forrester, 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 20th day of October, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2022, before me personally appeared Catherine Lynn Lundy, 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 20th day of October, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/20/2022.

Date

Affiant Signature

10/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of October, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

