THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042665** Karen Johnson Davidson County Batch# 936845 DEEDWARR 11/02/2022 10:09:53 AM 2 pgs Fees: $13.00 Taxes: $1,369.00 20221102-0118262	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2022. Notary Public My Commission Expires VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Bailey Caroline Tidwell and Shari Tidwell 182 Woodson Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 07 0 231.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leah Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bailey Caroline Tidwell, unmarried and Shari Tidwell, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Parma Heights, of record in Book 2133, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The Plan of record in Book 2133, Page 23, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Woodson Lane, and 10 foot Easement for Public Utility purposes along the rear line of said lot.

Being the same property conveyed to Leah Williams, by Warranty Deed from Cindy Lockhart, unmarried, of record in Instrument No. 20201030-0127190, in the Register's Office of Davidson County, Tennessee, dated October 27, 2020 and recorded on October 30, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parma Heights, as recorded in Plat Book 2133, Page(s) 23 .

This is improved property located at 182 Woodson Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2022.

Leah Williams

STATE OF TEXAS)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leah Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2022.

Notary Public
My Commission Expires: 02/02/2025

ROSETTA BOOKMAN
Notary Public, State of Texas
Comm. Expires 02-02-2025
Notary ID 128271234