Karen Johnson Davidson County
Batch# 938316 DEEDWARR
11/04/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20221104-0119280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Edward K. Williams
Affiant

Subscribed and sworn to before me, this 4TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edward K. Williams	EDWARD K. WILLIAMS	15-14-46
7511 Gary Road (ADDRESS)	3051 (NAME) UNION HILL RD ~~7511 GARY ROAD~~ (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	JOELTON, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christopher L. Huey and David Clayton Huey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward K. Williams, hereinafter called the Grantees, their heirs 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. 13 on the Plan of Section 2, Joelton Heights, of record in Book 3700, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 205.0 feet on the easterly side of Gary Road and runs back 231.5 feet on the northerly line and 215.7 feet on the southerly line to a rear line on which it measures 205.7 feet.

Being the same property conveyed to William O. Rogers and wife Mary Ellen Rogers by warranty deed from Thomas Wayne Patterson and wife Alice F. Patterson of record at Book 4221, page 182, said Register's Office. Mary Ellen Rogers died on 11/20/1985, survived by her husband William O. Rogers. William O. Rogers subsequently remarried Mary Huey Rogers. William Osro Rogers, being the same person as William O. Rogers, died intestate on May 3, 2009, survived by his wife Mary Huey Rogers, and never having had children during his life, per Affidavit of Heirship of record as Instrument 20091014-0095186, said Register's Office. Mary Hollis Huey, being the same person as Mary Huey Rogers, died on October 30, 2020, unmarried and intestate, survived by all of the children she had during her life, being Christopher L. Huey and David Clayton Huey, per Affidavit of Heirship placed of record with as Instrument -202211040119279____, said Register's Office.

This is not the principal residence of either seller, his spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7511 Gary Road, Joelton, TN 37080
(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 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 my/our hand(s) this 4th day of November, 2022.

WARRANTY DEED
(Continued)

Christopher L. Huey

David Clayton Huey

STATE OF AR
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher L. Huey, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of November 2022

Notary Public

My Commission Expires: 6-19-27

(SEAL)

BECKY MURPHY HATOSY
Notary Public - Arkansas
Greene County
Commission # 12361322
My Commission Expires Jun 19, 2027

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Clayton Huey, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2022.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

David Clayton Huey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Clayton Huey, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2022.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 2nd day of November, 2022.

Date: 11/4/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 4th day of November, 2022.

Theresa C Richardson

My commission expires 7/9/2024.

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY