Karen Johnson Davidson County
Batch# 946264 DEEDWARR
11/30/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20221130-0125517

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2022.

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Russell **Debra Gindorf**	**Mortgage Research Center, LLC** **DBA Veterans United Home Loans**	**043-13-0-338.00**
305 Hickory St.	**1400 Forum Blvd**	
Madison, TN 37115	**Columbia, MO 65203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Johnny C. Williams, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Russell and Debra Gindorf, husband and wife** 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:

Property known as: 305 Hickory St., Madison, TN 37115, County of Davidson

Being Lot #12 of Block "E" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot #12 fronts 50 feet on the northerly side of Oak Street, now Hickory Street, and runs back 129.7 feet on the easterly line and 130.4 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Johnny C. Williams and wife, Margaret E. Williams, by Installment Deed from J.G. Henderson and wife, Edna L. Henderson, dated 03/29/1979 and recorded 04/17/1979 in Book 5422, Page 71, Register's Office for Davidson County, Tennessee. The said Margaret E. Williams died on 03/29/2020 per Certificate of Death, State File Number 2020 019455, State of Tennessee Office of Vital Records.

Tax Map/Parcel ID: 043-13-0-338.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 305 Hickory St., Madison, TN 37115.

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 in 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 28th day of November, 2022.

Johnny C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 2022, before me personally appeared **Johnny C. Williams**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of November, 2022.

Notary Public

Commission Expiration: 1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 Nov. 28, 2022 (date of document).

Jessica Gebhart
Affiant Signature

11/29/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of November, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

