THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5524-WE

Karen Johnson Davidson County
Batch# 968327 DEEDWARR
02/07/2023 11:23:53 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50

20230207-0008853

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February, 2023. Tracey Perry

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy S. Williams and Ashley A. Williams	NEW OWNER	
1404 Trace Ridge Ln		155-16-0A-343.00-CO
Nashville, TN 37221-7916		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William N. Washington, Trustee of the William N. Washington Living Trust dated September 11, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy S. Williams and Ashley A. Williams, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Traceside, Section Nine of record in Plat at Instrument No. 200001030000455 and Instrument No. 200001030000456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William N. Washington, a single man by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20011207-0135075, Register's Office for Davidson County, Tennessee, dated November 28, 2001 and recorded on December 07, 2001.

Being the same property conveyed to William N. Washington, Trustee of the William N. Washington Living Trust dated September 11, 2019, by Quitclaim deed from William N. Washington, a single man of record in Instrument No. 20190919-0095294, Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 19, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1404 Trace Ridge Ln, Nashville, TN 37221-7916**

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 our hands this the 31ST day of JANUARY, 2023.

William N. Washington, Trustee of the William N. Washington Living Trust dated September 11, 2019

BY: William N. Washington
William N. Washington, Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William N. Washington,** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Trustee** of the **William N. Washington Living Trust dated September 11, 2019,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William N. Washington** as such **Trustee.**

Witness my hand and official seal this the _____day of _____, 2023.

_____
NOTARY PUBLIC

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On January 31st, 2023 *Date* before me, Maricela Ortega, Notary Public *Here Insert Name and Title of the Officer*

personally appeared WILLIAM N. WASHINGTON *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MARICELA ORTEGA
COMM. # 2391944
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXPIRES JAN. 27, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: WILLIAM N. WASHINGTON	Signer's Name: _____
■ Corporate Officer – Title(s): _____	■ Corporate Officer – Title(s): _____
■ Partner – ■ Limited ■ General	■ Partner – ■ Limited ■ General
■ Individual ■ Attorney in Fact	■ Individual ■ Attorney in Fact
■ Trustee ■ Guardian or Conservator	■ Trustee ■ Guardian or Conservator
■ Other: _____	■ Other: _____
Signer is Representing: SELF	Signer is Representing: _____

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