Karen Johnson Davidson County
Batch# 969607 DEEDWARR
02/13/2023 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20230213-0010120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HT Resources Worldwide LLC	Same	059-13-0-107
(NAME)	(NAME)	
403 Ewing Lane	211 Donelson Pike Ste M109	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, I/we Jonathan Williams and Derek Williams and Lillian V Williams, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto HT Resources Worldwide LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their 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. 203 on the Plan of Treppard Heights, Section 1, of record in Plat Book 2663 page 64 & 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Williams, Jr. and wife, Lillian V. Williams by Warranty Deed from Arthur J. Jones, an unmarried person, dated 07/31/1987, of record in Book 7320, Page 725, Register's Office for Davidson County, Tennessee. The said George Williams, Jr. died on 01/09/2000, leaving the said Lillian V. Williams the sole surviving tenant by the entirety.

Being the same property conveyed to Lillian V. Williams, a life estate and remainder in fee simple in Derek Williams and Jonathan Williams by Quit Claim Deed from Robert Greene, Trustee, to Lillian V. Williams, a life estate and remainder in fee simple in Derek Williams and Jonathan Williams, dated 07/14/2022, of record in Instrument 20220721-0083595, Register's Office for Davidson County, Tennessee.

Jonathan Williams executed this instrument on behalf of Derek Williams pursuant to a Power of Attorney of record in Instrument No. _202302130010119___, Register's Office for Davidson County, Tennessee.

Jonathan Williams executed this instrument on behalf of Lillian V. Williams pursuant to a Power of Attorney of record in Instrument No. 20230210-0009981, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3915 Flicker Drive, Nashville, TN 37218

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 10th day of February, 2023.

Jonathan Williams

Derek Williams By: Jonathan Williams as her attorney-in-fact
Derek Williams
By: Jonathan Williams as her Attorney-in-Fact

Lillian V. Williams By: Jonathan Williams as her attorney-in-fact
Lillian V Williams
By: Jonathan Williams as her Attorney-in-Fact

State of Tennessee
County of Sumner

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

Witness my hand and Official seal this 10th day of February, 2023.

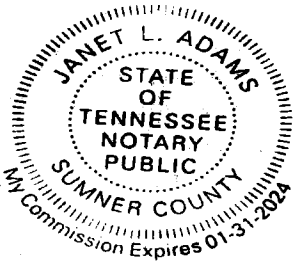
Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Williams, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Derek Williams, and who acknowledged that he executed the same as the free act and deed of the said Derek Williams, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument #_202302130010119_, said Register's Office.

Witness my hand and Official seal this 10th day of February, 2023. JLA



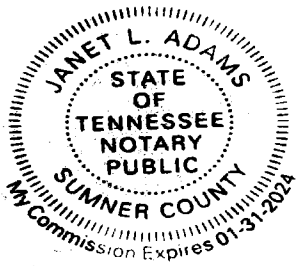
Notary Public:
My Commission Expires: _____

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Williams, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lillian V. Williams, and who acknowledged that he executed the same as the free act and deed of the said Lillian V. Williams, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument #20230210-0009981, said Register's Office.

Witness my hand and Official seal this 10th day of February, 2023. JLA

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 2/10/2023.

Jennifer A Hoffman
Affiant
Date: 2/10/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 10th day of February, 2023

Brenda Shelby
Notary Public

My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023