Karen Johnson Davidson County
Batch# 984605 DEEDWARR
03/24/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20230324-0021764

WARRANTY DEED

JONNA HALL
NOTARY PUBLIC
TENNESSEE
MONTGOMERY COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/17/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ACE Real Estate Trust dated March 14, 2023	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	10211003700
733 Adkisson Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DEMETRIUS WILLIAMS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ACE REAL ESTATE TRUST DATED MARCH 14, 2023**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 380, as shown on the map entitled Plan of Brook Meade, Section X, of record in Book 2331, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Demetrius Williams by deed from Province Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20210628-0087406, Register's Office for Davidson County, Tennessee.

Grantor warrants that this property has not been used as his primary residence and has been used for investment purposes only.

This conveyance is subject to the following matters: (1) property taxes for the year 2023 and subsequent years, which have been prorated and assumed by Grantee; (2) matters shown on the Plan of record in Book 2331, page 135, Register's Office for Davidson County, Tennessee, and (3) Notice of Completion of record as Instrument No. 20230308-0016752, Register's Office for Davidson County, Tennessee.

This is improved property known as 733 Adkisson Lane, Nashville, TN 37205.

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, its successors, and its assigns forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, his representatives, and his assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, and its 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 hand this 24th day of March, 2023.

Demetrius Williams by Memorie White, Attorney-in-Fact

pursuant to Limited
Power of Attorney of record as Instrument Number
202303240021763,
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEMORIE WHITE**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **DEMETRIUS WILLIAMS**, and that she executed the same as the free act and deed of the said **DEMETRIUS WILLIAMS**.

WITNESS my hand, at office, this 24 day of March, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

True Copy Certification

I, William T. Smith, 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 March 24, 2023.

Affiant Signature

Date: 3/24/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of March, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

