RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 984704 DEEDWARR
03/27/2023 09:48:24 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20230327-0021994

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 24th day of March, 2023.

Notary Public

My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

# WARRANTY DEED

| Name & Address of New Owner: | Send Tax Bills To: | Map/Parcel IDs: |
|---|---|---|
| **Autenrieth-Williams Family Limited Partnership**<br>5000 Franklin Pike<br>Nashville, TN 37220-1520 | Same | **171-03-0-B**<br>**282.00CO** |

**THIS INDENTURE**, made and entered into this **24th** day of **March, 2023**, by and between **JENNIFER LONGARD**, an married person, party of the first part, and **AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP**, a Tennessee Limited Partnership, party of the second part,

**WITNESSETH**: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 44, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, R20 Residential P.U.D., as of record in Book 9700, page 957, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BOX 10-A

Being the same property conveyed to JENNIFER LONGARD, by Warranty Deed from CRAIG T. STANLEY AND GREGG F. STANLEY, of record in Instrument No. 20040819-0100446, in the Register's Office of Davidson County, Tennessee, dated March 26, 2004, and recorded on August 19, 2004.

This is improved property known as 601 Old Hickory Blvd. #86, Brentwood, TN 37027.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

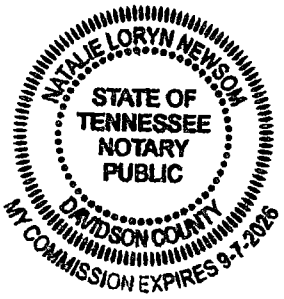
**WITNESS** the signature of the said party of the first part the day and year first above written.

**JENNIFER LONGARD**

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JENNIFER LONGARD** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, upon oath and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24 day of **March, 2023**.




Notary Public
My commission expires: 09-07-2026