(2)

20231106R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this the 30th day of March, 2023. Notary Public My commission expires: 5/24/25

Karen Johnson Davidson County
Batch# 986933 DEEDWARR
03/31/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230331-0023322

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Randall E. Williams	**New Owner**	**172-01-0A-059-00**
9853 Split Log Road		
Brentwood, TN 37027		

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, WE,

Dina Wilson, Executrix of The Estate of Carl Edward Garringer

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall E. Williams

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, 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 Carl Edward Garringer, unmarried by Warranty deed from James E. Cullop, Jr. and Bonnie S. Cullop, husband and wife of record in Book 10054, page 275, Register's Office for Davidson County, Tennessee, dated April 15, 1996 and recorded on May 20, 1996. Signed by Attorney in Fact of record in Limited Power of Attorney in Book 10054, page 279, Register's Office for Davidson County, Tennessee.

Said Carl Edward Garringer became deceased on February 17, 2022, leaving Last Will and Testament filed for Probate in Docket No. 22P988, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the said Will, American National Red Cross is named as the Sole Beneficiary of the Estate. For the purpose of distribution of the estate, The American National Red Cross AKA American Red Cross, a non-profit organization, conveyed the same property to Dina Wilson, Executrix of the Estate of Carl Edward Garringer by Quitclaim deed from, of record in Instrument No 202303310023321, Register's Office for Davidson County, Tennessee, dated March 15, 2023 and recorded on _____, 2023.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 40 Nickleby Down, Brentwood, TN 37027.

[signatures appear on the following page]

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), their heirs and 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), 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 HANDS EFFECTIVE AS OF 27 day of March, 2023:

Dina Wilson

Dina Wilson, Executrix of The Estate of Carl Edward Garringer

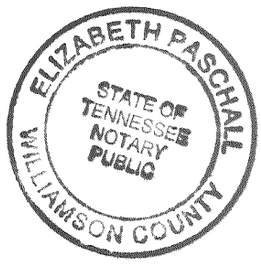
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Dina Wilson, Executrix of The Estate of Carl Edward Garringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27 day of March, 2023.

My Commission Expires: 5/24/25

Notary Public



Certificate of Authenticity

I, Robin B. White, 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 3.30.23.

Date

R B. White

Affiant Signature

3.30.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of March, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY