This Instrument Prepared By
Robert M Pautienus III, ESQ
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

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Karen Johnson Davidson County
Batch# 990619 DEEDWARR
04/11/2023 12 58 30 PM 2 pgs
Fees $12 00 Taxes $0 00

20230411-0026483

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SCOTT WILLIAMS and DONNA RICHMOND, Trustees		
WILLIAMS-RICHMOND FAMILY TRUST dated February 28, 2023	SAME	160-12-0-122.00
657 Hill Road		
Brentwood, Tennessee 37027		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0) (Exempt pursuant to T C A § 67-4-409(a)(3)(F)

SCOTT WILLIAMS

Sworn to and subscribed before me this March 31st, 2023.

Notary Public

My Commission Expires

ROBERT M PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 12-08-2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, SCOTT A WILLIAMS and wife, DONNA M RICHMOND, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to SCOTT WILLIAMS and DONNA RICHMOND, Trustees of WILLIAMS-RICHMOND FAMILY TRUST, dated February 28, 2023, and any amendments thereto, being more particularly described as follows.

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Hearthstone Subdivision, Phase 2, recorded in Book 5200, Page 323, Register's Office for Davidson County, Tennessee, to which plan referencfe is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SCOTT A WILLIAMS and wife, DONNA M RICHMOND, by HARRY L MILLS and wife, JOYCE R MILLS, by Warranty Deed of record in Book 8444, Page 605, Register's Office for Davidson County, Tennessee

The foregoing description is taken from the prior deed of record

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

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 as GRANTORS 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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as 657 Hill Road, Brentwood Tennessee 37027

WITNESS OUR HANDS this March 31st, 2023.

Scott A. Williams
SCOTT A WILLIAMS

Donna M. Richmond
DONNA M RICHMOND

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT A WILLIAMS and DONNA M RICHMOND, and with whom I am personally acquainted, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this MARCH 31 2023.

NOTARY PUBLIC

My Commission Expires:

ROBERT M PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 12-08-2024