Karen Johnson Davidson County
Batch# 997213 DEEDWARR
04/27/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230427-0031172

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9791-138

ADDRESS NEW OWNER:
Roper Construction, LLC
224 Peachtree Street
Nashville, TN 37210-4923

SEND TAX BILL TO:
NEW OWNER
224 Peachtree St.
Nashville, TN 37210

MORTGAGEE:
N/A

Parcel ID:
072-03-0-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer W. Young, individually and as Administratrix for the Estate of Jimmie Williamson, Jimmie Wayne Williamson, Jr., Chadrick E. Carter, and Zachery Lee Carter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Roper Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Being the westerly half of Lot No. 138, Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jimmie Williamson and wife, Bonnie Williamson by Warranty Deed dated October 27, 1992 from Gerald W. Rorie and wife, Myra J. Rorie, recorded December 4, 1992, of record in Book 8804, Page 419, Register's Office for Davidson County, Tennessee. Bonnie Williamson died on October 4, 2020 leaving Jimmie Williamson as the surviving tenant by the entirety. Jimmie Williamson, being one and the same person as Jimmie Wayne Williamson, Sr., died intestate on January 31, 2023, leaving his children, Jennifer W. Young, Jimmie Wayne Williamson, Jr., Chadrick E. Carter, and Zachery Lee Carter as his heirs at law, as shown in Case No. 2023PR74, Office of the Clerk of the Probate Court for Wilson County, Tennessee, and in the Affidavit of Heirship of record as Instrument No. ___202304270031171___, Register's Office for Davidson County, Tennessee.

This is improved property known as 1132 Howard Avenue, Nashville, TN 37216. Possession is to be given on April 20, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of April, 2023.

Jennifer W. Young, individually and as
Administratrix for the Estate of Jimmie Williamson

Jimmie Wayne Williamson, Jr.

Chadrick E. Carter

Zachery Lee Carter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer W. Young, individually and as Administratrix for the Estate of Jimmie Williamson, Jimmie Wayne Williamson, Jr., Chadrick E. Carter, and Zachery Lee Carter,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 2023.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$330,000.00**.

AFFIANT

Subscribed and sworn to before me on this 20th day of April, 2023.

NOTARY PUBLIC

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires:

Certificate of Authenticity

I, Emily Manno, 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 **4/20/23**.

Date

Affiant Signature

4/20/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026