WARRANTY DEED

Karen Johnson Davidson County
Batch# 999392 DEEDWARR
05/03/2023 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,076.37
20230503-0032961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $831,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0986-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grant Williams and Hilari Williams, husband and wife	Legacy Home Loans dba Steadfast Mortgage	103-06-0D-001.00-CO
(NAME) 5533 Knob Road	(NAME) 1036 Stearman Dr., Suite 6	
(ADDRESS) Nashville, TN 37209	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thirty-One Thousand Four Hundred Fifty And No/100 Dollars ($831,450.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARAH M. LONGHURST, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT WILLIAMS AND HILARI WILLIAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. A, on the plan of 5533 Knob Road Cottages, a Horizontal Property Regime with Private Elements, files as Exhibit to and established by Declaration of Covenants and Restrictions, of record in Instrument No. 20160224-0017694, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah M. Longhurst, a married woman by Warranty deed from Old South Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161122-0123406 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 22, 2016.

Spencer Longhurst being added to this deed to convey any marital interest he may have in said property.

This is:

unimproved ☐

improved ☒ property, known as 5533 Knob Road, Nashville, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 said 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.

Witness our hands this 2nd day of May, 2023.

Sarah M Longhurst

Sarah M. Longhurst

Spencer Kyle Longhurst

Spencer Longhurst

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Lee

On this 2nd day of May, 2023, before me personally appeared ~~Sarah M. Longhurst and~~ Spencer Longhurst, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed. ___ Personally Known OR ✓ Produced Identification: Permanent Resident

Witness my hand, at office, this 2nd day of May, 2023.

Notary ~~Public~~ Rik S McCoy

My Commission Expires: 07/22/2025

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 156934
Expires on July 22, 2025

Notarized online using audio-video communication

VIRGINIA ACKNOWLEDGMENT

State of Virginia)
)
County of Virginia Beach)

On 05/02/2023 (Date) before me, Reginald Renard Barnes (Notary Name),

personally appeared Sarah M Longhurst (Name(s) of Signer(s))

☐ personally known to me **-- OR --**

☐ proved to me on the basis of the oath of _____ (Name of Credible Witness) **-- OR --**

☑ proved to me on the basis of satisfactory evidence: Driver's License (Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Reginald Renard Barnes

REGISTRATION NUMBER
7950517
COMMISSION EXPIRES
August 31, 2025

WITNESS my hand and official seal.

Notary Public Signature: Reginald Renard Barnes

Notary Commission Number: 7950517

Notary Commission Expires: 08/31/2025

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 05/02/2023 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Sarah M Longhurst

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the ~~3rd~~ 2nd day of May, 2023.

Affiant Signature
Date 05/03/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON