Karen Johnson Davidson County
Batch# 1000910 DEEDWARR
05/09/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20230509-0034341

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2023.**

**Notary Public**

**MY COMMISSION EXPIRES: 5/31/2026**
**(AFFIX SEAL)**

CHRISTIN JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**06-NSH23-05742**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Laron D. Williams<br>1412 Apache Lane<br>Madison, TN 37115 | NEW OWNER | 053 09 0 106.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy Buchanan, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Laron D. Williams, a single man, As Sole Ownership**, hereinafter called the Grantees, their successors 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 Lot 49-B, Phase 2, of Kimbolton, as shown on Plat of record in Plat Book 6900, page 946 in the Register's Office for Davidson County to which plat of reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Buchanan, a single man, by Warranty Deed from Terrell L. Starks, of record in Instrument No. 20080829-0088954, in the Register's Office of Davidson County, Tennessee, dated August 25, 2008 and recorded on August 29, 2008.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

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.

This property is improved property known as: 1412 Apache Lane, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of May, 2023

Timothy Buchanan

STATE OF TENNESSEE

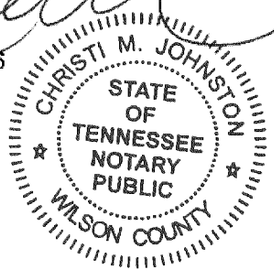
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Timothy Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 8th day of May, 2023..

Notary Public

My Commission Expires: 5/31/2026



# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi M. Johnston *(custodian's name)*, 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 Mar/8/2023 *(date of document)*.

Custodian's Signature 5/8/23 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8th day of Mar, 2023

Notary Public

MY COMMISSION EXPIRES: 5-31-26

MEREDITH BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-31-2026