WARRANTY DEED

Karen Johnson Davidson County
Batch# 1001061 DEEDWARR
05/09/2023 10 59 46 AM 2 pgs
Fees $13 00 Taxes $4,584 30
20230509-0034447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,239,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lauren Tatman and Justin Tatman	New Owner	
(NAME)	(NAME)	118 09 0R 001.00
1009 A Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSEPH GEORGE WILLIAM, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN TATMAN AND JUSTIN TATMAN, WIFE AND HUSBAND,** 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1009 Woodmont Townhomes, Inc., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1009 Woodmont Townhomes, Inc., a Horizontal Property Regime, of record in Instrument No. 20181217-0122451, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joseph George William, by Warranty Deed from Ridgemont Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191021-0107206, in the Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 21, 2019.

Rebecca Lynne McCredy joins in this conveyance for the purpose of conveying any and all right, title and interest he/she may have, martial or otherwise.

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

unimproved _
This is improved x property, known as 1009 A Woodmont Blvd., Nashville, TN 37204
(House Number) (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,

Witness my hand **this** 3rd day of May, 2023

Joseph George William

JOSEPH GEORGE WILLIAM

Rebecca Lynne McCredy

REBECCA LYNNE MCCREDY

STATE OF Texas

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **named** Joseph George William and Rebecca Lynne McCredy, **the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the** within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2023.

Commission expires: 10-10-2026

Kayla M. C

Notary Public

KAYLA M CASHION
Notary ID #134008740
My Commission Expires
October 10, 2026