Karen Johnson Davidson County
Batch# 1001419 DEEDWARR
05/09/2023 02:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,104.45
20230509-0034588

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1143-KS

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $298,500.00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2023.

Notary Public
My Commission Expires: _____

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Darryl Williams 5170 Hickory Hollow Parkway # 824 Nashville, TN 37013	~~Regions Mortgage~~ New Owner	163-05-0A-034-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Susan Anderson, Administratrix of the Estate of William J. Angemeer, and Susan Anderson, Sondra A. Moore, and Sharon L. Despines, as heirs-at law of William J. Angemeer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darryl Williams, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 34 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, page 686, Register's Officer for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to William J. Angemeer, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc. a Virginia Corp t/a Ryan Homes, a Virginia Corporation, dated October 28, 1999 and recorded on November 3, 1999 in Book 11729, Page 64, Register's Office for Davidson County, Tennessee. William J. Angemeer died on April 5, 2022 in Davidson County, Tennessee. The Grantors herein are all of his heirs-at-law. See Docket No. 22P-931, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.
This is not the primary residence of any Grantor.
This is improved property located at: **5170 Hickory Hollow Parkway, #824, Nashville, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws,

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2023.

GRANTOR:

Estate of William J. Angemeer

By: _____
Susan Anderson, Administratrix

_____
Susan Anderson, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan Anderson, as heir-at-law and as Administratrix of Estate of William Angemeer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2023.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202305090034588

Sondra A. Moore, Heir-at-Law

Sondra A. Moore, Heir-at-Law

STATE OF Pennsylvania
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sondra A. Moore, as heir-at-law, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2023.

Commonwealth of Pennsylvania - Notary Seal
Veronica C. Berton, Notary Public
Allegheny County
My commission expires October 6, 2023
Commission number 1249239
Member, Pennsylvania Association of Notaries

Notary Public
My Commission expires: October 6, 2023

202305090034588

Sharon L. Despines, Heir-at-Law

Sharon L. Despines, Heir-at-Law

STATE OF Pennsylvania
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon L. Despines, as heir-at-law, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2023.

Commonwealth of Pennsylvania - Notary Seal
Veronica C. Berton, Notary Public
Allegheny County
My commission expires October 6, 2023
Commission number 1249239
Member, Pennsylvania Association of Notaries

Notary Public
My Commission expires: October 6, 2023

202305090034588

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/8/2023.

Date

Affiant Signature

5/9/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISON G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025