Karen Johnson Davidson County
Batch# 1006246 DEEDWARR
05/22/2023 03:13:30 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20230522-0038519

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16360NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wanda Williams	Same	14814029900
(NAME)	(NAME)	
3804B Abbott Martin Road	3804B Abbott Martin	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILLIAM J. B. DIMITROFF AND WIFE, TAMARA DIMITROFF,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS, UNMARRIED,** 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 Lot to. 88A on the Plan of Haywood Forest, Section Three, as of record in Book 5800, page 285 amending Book 5200, page 245, Register's Office for Davidson County, Tennessee, the said Lot No. 88A being the westerly part of Lot No. 88 of said Subdivision, more particularly, described as follows:

SAID Lot No. 85A fronts 40.40 feet on the northerly side of Gillespie Drive and extends back 124.43 feet on the westerly line and 123 feet on the easterly line to a rear line measuring 41.14 feet thereon.

Being the same property conveyed to William J.B. Dimitroff and wife Tamara C. Dimitroff by Deed dated 12/07/1983 from R. E. Potter, Inc., of record in Book 6192, Page 264, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4859 Gillespie Drive, Antioch, TN 37013
(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 22nd day of May 2023.

William J. B. Dimitroff

Tamara Dimitroff

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22nd day of May 2023, before me personally appeared **William J. B. Dimitroff and Tamara Dimitroff** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 22nd day of May 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 5/22/2023 (date of document).

Affiant Signature
Date 5/22/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 22 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY