THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444401** Karen Johnson Davidson County Batch# 1007885 DEEDWARR 05/25/2023 02:19:31 PM 2 pgs Fees: $13.00 Taxes: $5,180.00 20230525-0039612	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 25th day of May, 2023. S. Denise Woods Notary Public My Commission Expires: _____ SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Tate Hegstrom and Emily Orr Hegstrom 130 Blackburn Avenue Nashville TN 37205	~~New Owner~~ First Horizon Bank 165 Madison Ave. Memphis, TN 38103	Tax Parcel ID No. 130-01-0-155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Glen Williams and Linda P. Williams, Trustees or any acting successor, of the Richard Glen Williams and Linda P. Williams Living Trust dated June 30, 2010 and any amendments thereto** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Tate Hegstrom and Emily Orr Hegstrom, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94-95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD G. WILLIAMS AND LINDA J. PERKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ELISE R. STEPHENS, of record in Book 8596, page 753 , dated March 31, 1992 , said Register's Office.

Being further conveyed to RICHARD GLEN WILLIAMS AND LINDA P. WILLIAMS TRUSTEES, OR ANY ACTING SUCCESSOR, OF THE RICHARD GLEN WILLIAMS AND LINDA P. WILLIAMS LIVING TRUST DATED JUNE 30, 2010 AND ANY AMENDMENTS THERETO by quitclaim deed from RICHARD G. WILLIAMS AND WIFE, LINDA J. PERKINS , of record in Instrument No. 20101117-0092134, dated June 30, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 130-01-0-155.00.

Davidson County taxes for 2022, Map-Par. 130-01-0-155.00, $8,921.68, PAID.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Book 421, pages 94 and 95, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5400, page 645, said Register's Office.

This is improved property located at 130 Blackburn Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 25th day of May, 2023.

The Richard Glen Williams and Linda P. Williams Living Trust dated June 30, 2010

Trustee Trustee

By: Richard Glen Williams, Trustee By: Linda P. Williams, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Glen Williams and Linda P. Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Richard Glen Williams and Linda P. Williams Living Trust dated June 30, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of May, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026