Karen Johnson Davidson County
Batch# 1012539 DEEDWARR
06/08/2023 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13
20230608-0043603

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Linda M Smyth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2023.

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

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

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

File No.: TN-2023-16565NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Janice S. Sharlet	Janice S. Sharlet	05313007600
(NAME)	(NAME)	
410 Siena Drive	410 Siena Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Four Thousand Nine Hundred And No/100 Dollars ($374,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN MCKINLEY WILLIAMS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANICE S. SHARLET, 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:

Being Lot 9 on the Plan of Phase 1, Kimbolton, as shown on plat of record in Plat Book 6900, pages 276 through 278, as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which plan is here made for a more complete and accurate description.

Being the same property conveyed to John McKinley Williams by Quitclaim Deed from Gail Hunter,

recorded on 08/20/2020 in Instrument No. 20200820-0094140 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John McKinley Williams, unmarried, and Gail Hunter, unmarried, by Warranty Deed from Kennith Binkley, unmarried,and recorded on 07/18/2011 in Instrument No. 20110718-0054467, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 309 Chesterfield Circle, Madison, TN 37115
(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 6th day of June, 2023.

E-signed by John McKinley Williams on June 6, 2023 at 01:15 PM CST

John McKinley Williams

06/06/2023

STATE OF TENNESSEE

COUNTY OF _____

On this 6th day of June, 2023,, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication**, John McKinley Williams, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: _____

E-signed by Andrew Maloney on June 06, 2023 01:22 PM CST
ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026
Notarized remotely via audio/video communication

Pavaso, Inc.

08/03/2026

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 6/6/2023 (date of document).

Affiant Signature
Date 6/6/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 6 day of June 2023

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY