Prepared by
Recorded and Return To
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243578

Karen Johnson Davidson County
Batch# 1017711 DEEDWARR
06/22/2023 11 04 03 AM 2 pgs
Fees $13 00 Taxes $5,291 00

20230622-0047387

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,430,000 00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2023

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information:
Jennifer Johnston and Thomas Johnston 188 Moultrie Park Nashville TN 37205	New Owner	Tax Parcel ID No 116-08-0H-188 00 CO

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, **Donald E. Williams, Trustee of the Donald E. Williams Living Trust, established by the Revocable Trust Agreement of Donald E. Williams, dated September 18, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Johnston and Thomas Johnston, 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 No. 188 on the Plan of Sugartree, Phase 3 (Revised), of record in Plat Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5585, page 972 , Book 5772, page 504, and Book 6571, page 849, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to DONALD E. WILLIAMS, by deed from LINDA J ELLIS AND MARK E ELLIS, WIFE AND HUSBAND, of record in Instrument No 20130318-0026568 , dated March 14, 2013 , said Register's Office.

Being further conveyed to DONALD E. WILLIAMS, TRUSTEE OF THE DONALD E WILLIAMS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DONALD E. WILLIAMS, DATED SEPTEMBER 18, 2018 by quitclaim deed from DONALD E. WILLIAMS, of record as Instrument No. 20180919-0092801, dated September 18, 2018, 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 116-08-0H-188.00 CO

Sewer Easement of record in Book 3400, page 63, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument No. 20170522-0050870, said Register's Office.

Matters shown on the Plan of record in Plat Book 5050, pages 67-71 and amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5585, page 972 , Book 5772, page 504, and Book 6571, page 849, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

Easement(s) of record in Book 6598, page 928, said Register's Office.

This is improved property located at 188 Moultrie Park 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 20th day of June, 2023

Donald E Williams Living Trust, established by the Revocable Trust Agreement of Donald E Williams, dated September 18, 2018

By Donald E. Williams, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald E. Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Donald E. Williams Living Trust, established by the Revocable Trust Agreement of Donald E. Williams, dated September 18, 2018, 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 20th day of June, 2023

Notary Public

My Commission Expires: 