

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1018684 DEEDWARR 06/23/2023 03:27:30 PM 4 pgs Fees: $23.00 Taxes: $2,090.50 20230623-0048082	STATE OF Tennessee) COUNTY OF Montgomery) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00 Affiant Subscribed and sworn to before me, this 23 day of June 2023. Notary Public My Commission Expires: 10/10/2024

WARRANTY DEED

Address New Owner: Charles B. Holt and Marissa T. Scully 540 Nawakwa Trail Madison, TN 37115-5510	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 053-13-0-023.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORIA WILLIAMS, WIDOWED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHARLES B. HOLT AND MARISSA T. SCULLY, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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 Lots Nos. 9 and 10 on the Plan of Nawaka Hills Annex, Section 2, Subdivision of the L.J. Gee Estates, not of record, described according to a survey and plat made by Harvey Gee, Surveyor, April 3, 1948, and filed with the Davidson County Planning Commission January 15, 1949 and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

Said Lots Nos. 9 and 10 are described as follows: Beginning at a point in the northerly margin of Nawakwa Trail, said point being located 150 feet eastwardly from the southeast corner of the land conveyed to Jackie R. Sadler, of record in Book 5110, page 456, Register's Office for Davidson County, Tennessee; thence along the northerly margin of said trail, eastwardly 173.01 feet to a point which is the beginning of a curve to the left; thence around said curve in a northeastwardly direction 39.84 feet to a point in the westerly margin of Cheechee Trail; thence along the westerly margin of said Trail 250 feet to the beginning of a Curve to the left; thence in a northwestwardly direction around said curve 39.84 feet to a point in the southerly margin of Tacoma Trail; thence westwardly along the southerly margin of said Trail, 173.01 feet to a point which is the common corner of Lots Nos. 10 and 11; thence southwardly along the westerly lines of Lots Nos. 9 and 10, the same being the easterly lines of Lots Nos. 8 and 11, a distance of 300 feet to the point of beginning.

Being the same property conveyed to Michael T. Price and wife, Shannon S. Price by Warranty deed from Charles S. Melton of record in Book 7592, page 899, Register's Office for Davidson County, Tennessee, date Being the same property conveyed to Michael T. Price and wife, Shannon S. Price by Warranty deed from Charles S. Melton of record in Book 7592, page 899, Register's Office for Davidson County, Tennessee, dated June 30, 1988 and recorded on July 7, 1988. (Value or consideration shown in aforementioned deed $117.000.00.)

Being the same property conveyed to Leroy Gill Goins, Jr. and wife, Gloria D. Goins by Warranty deed from Michael T. Price and wife, Shannon S. Price of record in Book 8916, page 33, in the Register's Office for Davidson County, Tennessee, dated March 31,1993 and recorded on April 14, 1993.

Being the same property conveyed to Gloria D. Goins by Quitclaim deed from Leroy Gill Goins, Jr. of record in Instrument No. 200007170070039 Register's Office for Davidson County, Tennessee, dated June 5, 2000 and recorded on July 17, 2000.

Being the same property conveyed to David Jones III by Warranty deed from Gloria D. Goins, unmarried of record in Instrument No. 20061019-0130095 Register's Office for Davidson County, Tennessee, dated October 18, 2006 and recorded on October 19, 2006.

Being the same property conveyed to Gloria Williams and Harry L. Williams, Jr., wife and husband by Warranty deed from David Jones III of record in Instrument No. 20071114-0133631 Register's Office for Davidson County, Tennessee, dated November 5, 2007 and recorded on November 14, 2007.

Harry Lee Williams, Jr. died April 13, 2013, leaving Gloria Williams as the surviving tenant by the entirety.

Being the same property conveyed to Gloria Williams Real Estate Holdings, LLC, by Special Warranty deed from Gloria Williams of record in Instrument No. 20220429-0049935 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 29, 2022.

Being the same property conveyed to Gloria Williams by Quitclaim Deed from Gloria Williams Real Estate Holdings, LLC of record in Instrument No. 20230613-0044837 Register's Office for Davidson County, Tennessee, dated June 12, 2023 and recorded June 13, 2023.

This is improved property commonly known as: **540 Nawakwa Trail Madison, TN 37115-5510**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 16th day of June, 2023.

Gloria Williams

GLORIA WILLIAMS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLORIA WILLIAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of June, 2023.



Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 6/16/23.

Affiant Signature – Joshua A. Terry

6/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/23/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON