This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
File No.: 202305108/

Karen Johnson Davidson County
Batch# 1022404 DEEDWARRSP
07/05/2023 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20230705-0051068

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of June, 2023, by and between **Williams Station, LLC, a Tennessee Limited Liability Company,** party of the first part, and **Nicole E. Bagby and Christopher R. Bagby, spouses married to each other,** party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being all of Unit 102 of Williams Station, a Townhome Planned Unit Development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being a portion of the same property conveyed to Williams Station, LLC,a Tennessee non-profit limited liability company, by virtue of that certain Quit Claim Deed dated September 2, 2021, and being of record at Instrument No. 20210913-0122152, and Quit Claim Deed dated March 31, 2021 at Instrument No. 20210420-0052420, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Subject to all matters of record in Plat Book 332, Page 74, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20210420-0052421, 20210715-0095440, 20210913-0122153, 20230227-0013731 and 20230406-0025357, in the said Register's Office.
- Charter recorded at Instrument No. 20210317-0035005, in the said Register's Office.
- Declaration of Covenants, Conditions, Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20210429-0057609, in the said Register's Office.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

WILLIAMS STATION, LLC
By NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, Its Sole Member

By: Teresa L. Skipper EXECUTIVE DIRECTOR
Teresa L. Skipper, Executive Director of NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, Sole Member of WILLIAMS STATION, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared, Teresa L Skipper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, Sole Member of WILLIAMS STATION, LLC executed the foregoing instrument for the purposes therein contained, by signing the name of WILLIAMS STATION, LLC by herself as Executive Director of NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, Sole Member of WILLIAMS STATION, LLC.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of June, 2023.

Alan M. Cohen
NOTARY PUBLIC

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 05-09-26

Property Owner & Address : Christopher Bagby and Nicole Bagby
302 Williams Ave Unit 102, Madison, TN 37115

Property Address: 302 Williams Ave Unit 102, Madison, TN 37115

Mail Tax Bills to: 302 Williams Ave Unit 102 Madison, TN 37115

Tax Parcel No.: 042120D10200CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $ 267,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nicole E Bagby
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3 day of July OR June, 2023.

Cari Allen
NOTARY PUBLIC

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 1/6/2025 DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Cari Allen, 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 7-3-23.

Affiant Signature

7-3-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of July, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON