Karen Johnson Davidson County
Batch# 1025200 DEEDWARR
07/12/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230712-0053207

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

G-PARKS-23-3013

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Herring and Tony Herring	**Wesley Mortgage, LLC**	
(NAME)	(NAME)	**096-14-0-281.00**
3013 Boulder Park Drive	**9009 Carothers Parkway, Ste. A-3**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES 0. DECKER AND AND REBECCA J. WILLIAMS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB HERRING, AN UNMARRIED MAN, AND TONY HERRING, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Hickory Bend, Section 4 of record in Plat Book 4175, Page 34, and amended in Book 4367, Page 805, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James 0. Decker, an unmarried man and Rebecca J. Williams, an unmarried woman, as tenants in common with the right of survivorship by Warranty deed from Elizabeth Grace Futrell, unmarried of record in Instrument No. 20210312-0033369 Register's Office for Davidson County, Tennessee, dated March 9, 2021 and recorded on March 12, 2021.
The said James 0. Decker and Rebecca J. Williams are now married.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 34, Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract to Metropolitan Nashville Airport Authority of record in Book 8900, Page 678, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4272, Page 832 and Book 4367, page 805, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3013 Boulder Park Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF JULY, 2023.

James O. Decker by Margaret Means, Attorney in Fact

James O. Decker by Margaret Means,
Attorney in Fact

Rebecca J. Williams by Margaret Means, Attorney in Fact

Rebecca J. Williams by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES O. DECKER, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES O. DECKER.

Witness my hand and official seal, this the 6th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of REBECCA J. WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA J. WILLIAMS.

Witness my hand and official seal, this the 6th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 11, 2023 (date of document).

Affiant Signature

July 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023