WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032867 DEEDWARR
08/01/2023 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20230801-0059147

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Dina Shunia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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

File No.: TN-2023-16815NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Rashon Harris	Same	148-14-0-299.00
(NAME)	(NAME)	
4859 Gillespie Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WANDA WILLIAMS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RASHON HARRIS, A SINGLE PERSON**, 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:

LAND in Davidson County, Tennessee, being Lot No. 88A on the Plan of Haywood Forest, Section Three, as of record in Book 5800, page 285 amending Book 5200, page 245, Register's Office for Davidson County, Tennessee, the said Lot No. 88A being the westerly pad of Lot No. 88 of said Subdivision, more particularly, described as follows:

SAID Lot No. 88A fronts 40.40 feet on the northerly side of Gillespie Drive and extends back 124.43 feet

on the westerly line and 123 feet on the easterly line to a rear line measuring 41.14 feet thereon.

Being the same property conveyed to Wanda Williams, unmarried by Warranty Deed from William J. B. Dimitroff and wife, Tamara Dimitroff, recorded on 05/22/2023 in Instrument No. 20230522-0038519, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4859 Gillespie Drive, Antioch, TN 37013
(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 28th day of July 2023.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of July 2023, before me personally appeared **Wanda Williams**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness ~~my~~ hand and official seal at Davidson County, Tennessee this 28th day of July 2023

Commission Expires: 8/3/26

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 7/28/23.

Affiant Signature – Joshua A. Terry

7/31/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/23.

Notary Public

My Commission Expires: 9/28/26

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