This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1680-TC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-EYP-23-707

Karen Johnson Davidson County
Batch# 1035593 DEEDWARR
08/07/2023 03.08 11 PM 2 pgs
Fees $13 00 Taxes $2,941 50

20230807-0061130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $795,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

Subscribed and sworn to before me, this the 4th day of August, 2023.

Notary Public
My Commission Expires: 07/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Williams 907 Wedgewood Avenue Nashville, TN 37203	Same as new owner	105 09 0 476.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Amanda M. Breymeyer, a single woman, and Michael R. Evans, a single man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Williams,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

unmarried,

Land in Davidson County, Tennessee, being all of Lot No. 2, Resubdivision of a portion of Lot No. 30 on the Map of Waverly Land Company's Plan, called Waverly Place, according to survey and Plat of same appearing of record in Instrument No. 20130212-0014299, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amanda M. Breymeyer and Michael R. Evans, as joint tenants with rights of survivorship, by Warranty Deed from Mary Katherine Mowers, of record in Instrument No. 20211005-0133594, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 05, 2021.

Being the same property conveyed to Mary Katherine Mowers, unmarried woman, by Warranty Deed from Jubalee Properties, Ltd, a Limited Partnership, of record in Instrument No. 20201214-0146630, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on December 14, 2020.

This is improved property located at: **907 Wedgewood Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 4th day of August, 2023

GRANTOR:

Amanda M. Breymeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda M. Breymeyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2023.

CHARLES D LIGHTSEY · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

Notary Public
My Commission expires 3/3/26

Michael R. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael R. Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2023

CHARLES D LIGHTSEY · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26