Karen Johnson Davidson County
Batch# 1042870 DEEDWARR
08/25/2023 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20230825-0066616

WARRANTY DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF August 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Brendan Herr and Angela Nixon	SEND TAX BILLS TO: Bank of Tennessee	MAP-PARCEL NUMBERS
(NAME) 2879 Creekbend Dr	(NAME) 100 Med Tech Pkwy, 2nd Floor	059040A11300CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) Johnson City, TN 37604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mariah L. Williams, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brendan Herr, an unmarried man, and Angela Nixon, an unmarried woman, as tenants in common for life, with the remainder to the survivor in fee simple,** HEREINAFTER CALLED THE GRANTEEA, 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 115 on the Final Plat of Phase 4, 5 & 6 of Brookview Subdivision of record in Instrument Number 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mariah L. Cole, unmarried, by virtue of that certain Warranty Deed dated April 28, 2017, and being of record at Instrument No. 201705025-0042992 in the Register's Office of Davidson County, Tennessee.

Mariah L Cole has since married Christopher Williams and is now known as Mariah L Williams. Christopher Williams joins in this conveyance to transfer any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2879 Creekbend Dr. Nashville, TN 37207
(House Number) (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 my hand this 23 day of August, 2023.

Mariah L. Williams

Christopher Williams

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 8/23/2023 before me, Kristin Rhodes Notary Public (insert name and title of the officer), personally appeared **Mariah L. Williams and Christopher Williams**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____. (Seal)

KRISTIN RHODES
COMM # 2379077
SAN DIEGO County
California Notary Public
Comm Exp Oct. 19, 2025

Certificate of Authenticity

I, Tonya Loftin, 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 August 23, 2023.

Date

Tonya Loftin
Affiant Signature

August 25, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of August, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)