Karen Johnson Davidson County
Batch# 1043725 DEEDWARR
08/29/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20230829-0067598

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony C. Graves, Pamela C. Graves, and Chandler Logan Graves	New Owners	
(NAME) 7010 Panama Dr.	(NAME) 7010 Panama Dr.	08602010000
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **Brittney LaChelle Williams, Executrix of the Estate of Darlene Williams, and Brittney LaChelle Williams, individually, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony C. Graves and Pamela C. Graves, husband and wife, and Chandler Logan Graves, with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 48 on the plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 60 feet on the southeasterly side of Panama Drive and runs back between parallel lines 150 feet to a dead line in the rear of said lot.

Being the same property conveyed to Darlene A. Williams, an unmarried woman and Theodric I. Williams, an unmarried man, as joint tenants with the Right of Survivorship, by virtue of that certain Warranty Deed dated June 22, 2001, and being of record at Instrument No. 20010705-0071924 in the Register's Office of Davidson County, Tennessee. Theodric I. Williams died October 19, 2003 leaving Darlene A. Williams as the surviving tenant by the entirety. Darlene A. Williams died January 21, 2023. Last Will and Testament of Darlene Williams was entered in the Probate Court of Davidson County, Tennessee at Nashville at Docket No. 23P888 appointing Brittney LaChelle Williams as Executrix of the Estate of Darlene Williams. *Darlene A. Williams and Darlene Williams are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in 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 7010 Panama Dr, Hermitage, TN 37076
(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 28 day of August, 2023.

BRITTNEY LACHELLE WILLIAMS, EXECUTRIX OF THE ESTATE OF DARLENE WILLIAMS

Brittney LaChelle Williams, Executrix
By: Brittney LaChelle Williams, Executrix

Brittney LaChelle Williams
Brittney LaChelle Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named **Brittney LaChelle Williams as Executrix of the Estate of Darlene Williams,** 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of August, 2023.

Cari Allen
Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

My Commission Expires: 1-6-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brittney LaChelle Williams**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of August, 2023.

Cari Allen
Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 8/28/23.

Affiant Signature

8/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of August, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 05-09-26

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