Karen Johnson Davidson County
Batch# 1049842 DEEDWARR
09/14/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230914-0072160

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-3360

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of September, 2023

Notary Public
Commission Expires: 7/11/2024

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ashley Christine Williamson and Channing Blake Williamson 412 Owendale Drive Nashville, TN 37013	New Owners 412 OWENDALE DR. NASHVILLE TN 37013	150-05-0-044

WARRANTY DEED

FOR AND IN 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, I/WE,

Emily F. Gregory, married

Michael Gregory, spouse of Emily F. Gregory, has never lived at the property and has no spousal interest to convey.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Christine Williamson and Channing Blake Williamson, wife and husband

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 situated in Davidson County, Tennessee:

Lot 202, Cherry Hills, Section II, as shown on plat of record in Plat Book 3700, Page 143, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 202 fronts 80 feet on the easterly margin of Owendale Drive and extends back 139.82 feet on the northerly line and 141.33 feet on the southerly line to a dead line in the rear on which it measures 85.33 feet.

Being the same property conveyed to William F. Maddin and Judith P. Ferguson by Warranty deed from Alex C. Townsend and wife, Thelma Townsend of record as Book 5397, Page 497, Register's Office for Davidson County, Tennessee, dated February 19, 1979 and recorded on February 21, 1979. (Value of consideration shown in aforementioned deed $50,222.16.) The said Judith P. Feguson, also known as Judith Maddin, died on or about July 20, 2014. Said William F. Maddin died on or about April 25, 2022. Reference is made to the last will and testament

of William F. Maddin, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22-P-1122, in which Glenn Maurice Ferguson, Sue Little Ferguson, and Emily Katherine Ferguson, now known as Emily F. Gregory are named as devisees.

Being the same property conveyed to Emily F. Gregory by Executor's deed from Glenn Maurice Ferguson, Executor of the Estate of William Frierson Maddin of record as Instrument Number 20230509-0034363, Register's Office for Davidson County, Tennessee, dated May 4, 2023 and recorded on May 9, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 412 Owendale Drive, Nashville, TN 37013

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 so 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.

Dated this the 11th day of September, 2023.

Emily F Gregory

STATE OF TENNESSEE
COUNTY OF WILSON

On this 11th day of September, 2023, before me personally appeared Emily F Gregory, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of September, 2023.

Notary Signature
My commission expires: 06/28/2025



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **September 11, 2023**.

Date

Affiant Signature

September 14, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **14** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)