Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce Wayne Williams, Jr., a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen M. Howe, and Pamela S. Howe, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Phase Five, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20160608-0057962, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Wayne Williams, Jr., a single person by deed from Jessica L. Stephens n/k/a Jessica Stephens Redmond and William Redmond, wife and husband, dated February 22, 2019 of record in Instrument No. 20190228-0018086, Register's Office for Davidson County, Tennessee. Bruce Wayne Williams, Jr is now married to Elizabeth Williams who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4506 Dumfries Aly, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 1056839 DEEDWARR
10/03/2023 01:39:33 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20231003-0077763

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Stephen M. Howe **4506 Dumfries Aly** **Nolensville, TN 37135**	**New Owner**	**187-09-0A-256.00**

WITNESS THE EXECUTION HEREOF this 25th day of September, 2023.

Bruce Wayne Williams, Jr.

Elizabeth Williams

State of Tennessee)
County of Davidson)

On this 25th day of September, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bruce Wayne Williams, Jr. and Elizabeth Williams and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 470,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of September, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN