Warranty Deed

Karen Johnson Davidson County
Batch# 1060013 **DEEDWARR**
10/12/2023 12:26 12 PM 2 pgs
Fees $13 00 Taxes $2,960.00

20231012-0080021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000 00

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2023

Notary Public

My commission expires 2/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Peter J Embi	Same as new owner	104-10-0-186 00
2815 Acklen Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES GARY WILLIAMS, A MARRIED PERSON* AND WANDA R. SUMMERS WILLIAMS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER J. EMBI, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), 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. 8, Block 4 on the Plan of Fairfax Place of record in Book 547, Page 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 8 fronts 60 feet on the southerly side of Acklen Avenue and runs back 160 96 feet on the westerly line and 160.5 feet on the easterly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Charles H Williams and wife, Murl D. Williams by Warranty deed from Virginia B. Fisher and husband, Ember Fisher of record in Book 4637, page 232, Register's Office for Davidson County, Tennessee, dated September 13, 1972 and recorded on September 13, 1972.

Said Murl D Williams aka Murl Dean McDonald Williams died on February 08, 2003, vesting Charles H. Williams as the surviving tenant.

Said Charles H Williams aka Charles Herman Williams aka Bill Williams died on April 29, 2004, survived by Ronny Anthony Williams and Charles Gary Williams See Affidavit of Heirship recorded in Instrument No 20070205-0014893, Register's Office for Davidson County, Tennessee.

Said Ronny Anthony Williams died testate on January 24, 2021, his estate having been filed for probate in the Chancery Court for Williamson County, Tennessee - Probate Division, as Case No 21PR-11630. His wife, Wanda R. Summers Williams was named as the Personal Representative and sole beneficiary of the estate

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 2815 Acklen Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

**This being inherited property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A 26-2-301 or other similar statute therein*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of October, 2023.

Charles Gary Williams

Charles Gary Williams

Wanda R. Summers Williams

Wanda R. Summers Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Gary Williams and Wanda R. Summers Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 6th day of October, 2023

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25