WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060494 DEEDWARR
10/13/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20231013-0080417

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-17210NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Caitlin Hoida	Movement Mortgage, LLC	044-15-0-211.00
(NAME)	(NAME)	
905 Jones Street	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fourteen Thousand And No/100 Dollars ($314,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WANDA WILLIAMS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN HOIDA, AN UNMARRIED WOMAN,** 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 in Davidson County, Tennessee, being Lot No. 218, on the Plan of the Village of Old Hickory, Section A, of record in Book 1424, Page 68, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wanda Williams, unmarried by Warranty Deed from Brandon Adams, Trustee of The 905 Jones St trust, dated 01/31/2023 and recorded on 02/08/2023 in Instrument No. 20230208-0009296, in the Registers Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 905 Jones Street, Old Hickory, TN 37138
(House No.) (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 our hands this 12th day of October, 2023.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of October, 2023, before me personally appeared Wanda Williams, an unmarried person to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 12th day of October, 2023.

Commission Expires: 5-18-24

Notary Public

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/12/2023 (date of document).

Affiant Signature

10/12/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12 day of Oct. 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

