Karen Johnson Davidson County
Batch# 1065786 DEEDWARR
10/27/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231027-0084206

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Greta H Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-10-2027

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-10-2027

File #23-TC-1125-PARK

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Greta Houston Wilson	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**128 12 0C 048.00**
1125 Woodbury Falls Court	**1749 Mallory Lane, Ste 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELSEY E. WILLIAMS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRETA HOUSTON WILSON, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1125, plan of Woodbury Townhomes, Phase 1, as shown on the plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772 and Boundary Plat recorded at Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelsey E. Williams, unmarried woman, by Warranty Deed from Lacey Dunkley Freeman and Christopher Michael Freeman, wife and husband, of record in Instrument No. 20210423-0054730, in the Register's Office of Davidson County, Tennessee, dated April 22, 2021 and recorded on April 23, 2021.

This conveyance is subject to:

* 2023 Taxes, a lien, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Woodbury, A Planned Unit Development, as recorded in Instrument No. 20050216-0017693.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278 as amended in Instrument No. 20080201-0010772.
* Easement recorded in Book 5074, Page 856; Book 5074, Page 945; Book 8083, Page 534; Book 8083, Page 541; Book 8083, Page 547 and Instrument No. 20120810-0071791.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005578 and Instrument No. 20061023-0130904.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1125 Woodbury Falls Court, Nashville, TN 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th day of October, 2023.

Kelsey E. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2023, before me personally appeared Kelsey E. Williams, 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 27th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of October, 2023.

Affiant Signature
Date 10/27/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027