Karen Johnson Davidson County
Batch# 1073567 DEEDWARR
11/20/2023 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,771.30
20231120-0090295

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $749,000.00

Affiant

Subscribed and sworn to before me, this 20 day of November, 2023.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY ALYSYN G PINKSTON My Commission Expires 05-4-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Barnett **Lauren Chan**	New owner	**172130A09100CO**
604 Logwood Briar Cir		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Philip P Williams and Charlene F Williams, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Barnett, an unmarried man, as to a 70% undivided interest and Lauren Chan, an unmarried woman, as to a 30% undivided interest, as tenants in common

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. 51, on the Plan of Revision to Lots 14-16 and Lots 51-53, Section Two, Williams Grove, of record in Instrument No. 20000324-0030072, as corrected by Surveyor's Certificcate of Correction in Instrument No. 200008240083614, Register's 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 Philip P Williams and Charlene F Williams, husband and wife, by Warranty Deed from Robert D. Johnson Revocable Trust dated September 28, 1995 as amended January 28, 2005 and as restated on July 1, 2009 as to a 1/2 undivided interest AND Diane G. Johnson and Robert D. Johnson as Co-Trustees of the Diane G. Johnson Revocable Trust dated September 28, 1995 as amended January 28, 2005 and as restated on July 1, 2009 as to a 1/2 undivided interest, dated September 8, 2021, of record in Instrument No. 20210921-0126365, in the Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 604 Logwood Briar Cir, Brentwood, TN 37027.

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 in 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.

Philip P. [illegible] Date: 11-16-23
Philip P Williams

Charlene F. Williams Date: 11-16-23
Charlene F Williams

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Philip P Williams and Charlene F Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

See attached
NOTARY PUBLIC

My Commission Expires:_____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Diego }

On November 16th 2023 *Date* before me, Jordan Lacy *Insert Name and Title of the officer* Notary Public, personally appeared Philip P. Williams and Charlene F. Williams

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JORDAN LACY
Notary Public - California
San Diego County
Commission # 2435887
My Comm. Expires Jan 26, 2027

Signature: _____

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____	Signers Name: _____
❑ Corporate Officer – Title(s) _____	❑ Corporate Officer – Title(s) _____
❑ Partner - ❑ Limited ❑ General	❑ Partner - ❑ Limited ❑ General
❑ Individual ❑Attorney in Fact	❑ Individual ❑Attorney in Fact
❑ Trustee ❑Guardian or Conservator	❑ Trustee ❑Guardian or Conservator
❑ Other: _____	❑ Other: _____
Signer is Representing: _____	Signer is Representing: _____
_____	_____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/20/23.

Date

Affiant Signature

11/20/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of November, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

ALLYSYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025