Karen Johnson Davidson County
Batch# 1074644 DEEDWARR
11/22/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231122-0091150

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. G23-20009

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	New Owner	
Stephen J. Williams (NAME)	~~Edmonton State Bank~~ (NAME)	084-14-0-077.00
979 Wyndham Drive (STREET ADDRESS)	~~250 W. Broadway~~ (STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	~~Gallatin, TN 37066~~ (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Steven P. Williams, Executor of Estate of Sue Williams Allen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen J. Williams, a married man**, 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. 24 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Paul F. Allen and wife, Sue W. Allen, by Warranty Deed from William G. Hester and wife, Estelle H. Hester, dated 6/25/1958 and recorded 12/2/1958 in Book 2856, Page 589, in the Register's Office of Davidson County, Tennessee.

The said Paul F. Allen having since predeceased Sue W. Allen on August 13, 2018. The said Sue W. Allen, also known as Sue Williams Allen, having since died testate on July 13, 2023, with her Estate being probated under Case No. 23P-1829, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she appointed Steven P. Williams as Executor of her Estate and directed and empowered said executor to convey the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

Road Ct

This is improved property, known as 196 Theodore ~~St~~, Nashville, TN 37214.

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. Whenever 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 17th day of November, 2023.

Estate of Sue Williams Allen

By: Steven P. Williams Executor

Steven P. Williams, Executor

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven P. Williams, Executor of Estate of Sue Williams Allen, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2023.

Notary Public My Commission Expires:

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11-17-23 (date of document).

Affiant Signature

11-22-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY