WARRANTY DEED

Karen Johnson Davidson County
Batch# 1075433 DEEDWARR
11/27/2023 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20231127-0091476

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23607940

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Carlos C. Williams**
Address of New Owner(s): **1818 Knowles Street, Nashville, TN 37208-2439**
Property ID NUMBER: 081 15 0 157.00

THIS INDENTURE, made and entered into this 8th day of November, 20 23, by and between **Sharon D. Hollins, a married woman and Johnny C. Hollins, Sr, her spouse** party of the first part, and **Carlos C. Williams, unmarried** party of the second part,

WITNESSETH: That for and in consideration of **Two Hundred Thousand Dollars and 00/100 ($200,000.00),** cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 27 FEET OF LOT NO. 35 AND THE EASTERLY 16 FEET OF LOT NO. 36 IN J. M., T. J., AND G. W. HARDING'S PLAN OF LOTS IN NORTH NASHVILLE, WHICH PLAN IS OF RECORD IN PLAT BOOK 21 PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS FRONT TOGETHER 43 FEET ON THE NORTH SIDE OF THOMPSON STREET NOW CALLED KNOWLES STREET, AND RUN BACK NORTHWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

For Information Purposes Only:

DERIVATION: Being the same property conveyed to Sharon D. Hollins, by deed dated May 18, 2009 of record in Deed Instrument/Case No. 20090518-0045489, in the County Clerk's Office.

TMS: **081 15 0 157.00**

Property Address: **1818 Knowles Street, Nashville, TN 37208-2439**

This conveyance is subject to 2023, **Davidson** and City of **Nashville** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said

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party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Sharon D. Hollins

Sharon D. Hollins

Johnny C Hollins Sr

Johnny C. Hollins, Sr.

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 8th day of November, 2023, before me personally appeared Sharon D. Hollins and Johnny C. Hollins, Sr. 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 and seal, this 8th day of November 2023.

Erica Davis

Signature of Notary Public

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All Purpose Acknowledgement

State of: Tennessee

County of: Davidson

On this 8th day of November 2023, before me

Erica Davis, a Notary Public, personally appeared

Sharon D Hollins, Johnny C Hollins Sr, Carlos C Williams

personally known to me or 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 this instrument.

Witness my hand and seal:

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

(Seal)

Erica Davis
Printed Name:
My commission expires: 03/06/2024

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: Warranty Deed

Document Date: 11/8/2023 Number of Pages: 5

Signers other than named above: _____

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$740.00**, plus any remote filing electronic payment surcharges.

Carlos C. Williams

Subscribed and sworn to before me this 8th day of November 2023.

Notary Public Signature

My commission expires: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

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Tennessee Certification of Electronic Document

I, Sam Rider , 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 11/8/2023 (date of document).

Affiant Signature

Nov 9, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 09 day of November, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE