Karen Johnson Davidson County
Batch# 1076964 DEEDWARR
11/30/2023 02:21:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20231130-0092579

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: TN-2023-17604NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wanda Williams	Wanda Williams	156100002400
(NAME)	(NAME)	
3804B Abbott Martin Road	3804B Abbott Martin Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HAZEL FAY CARROLL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section 1, Harpeth River Estates, of record in Plat Book 4460, Page 188, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe P. Carroll et ux Hazel Fay Carroll, by Warranty Deed from William H. Huggins, Jr. et ux Susan Lytton Allen Huggins, of record in Book 5494, Page 52, in the Register's Office of Davidson County, Tennessee. The said Joe P. Carroll having since died leaving his interest in said property to Hazel Fay Carroll by right of survivorship.

unimproved ☐
This is improved ☒ property, known as 7811 Trace Creek Court, Nashville, TN 37221
(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 22 day of November, 2023.

Hazel Fay Carroll

BY: Mark W. Carroll
Mark Wayne Carroll, Attorney-in-fact

STATE OF Tennessee

COUNTY OF Maury

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Mark Wayne Carroll**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Hazel Fay Carroll**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Hazel Fay Carroll**, the bargainor(s), by the said **Mark Wayne Carroll**, as Attorney-in-Fact.

WITNESS my hand and seal, this 22 day of November, 2023.

NOTARY PUBLIC My Commission Expires: 10-12-2024

ERICA A HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-12-2024

I, Andy Maloney, 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 11/22/2023 (date of document).

Affiant Signature
Date 11/22/2023

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES 10/12/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY