WARRANTY DEED

Karen Johnson Davidson County
Batch# 1095718 DEEDWARR
01/30/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,136.75
20240130-0006357

SG-CL-23-3956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tara Faith Williams and Anthony Williams	New Owner	
(NAME)	(NAME)	069-03-0-082.00
3956 Drakes Branch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **DAN ZUMWALT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TARA FAITH WILLIAMS AND ANTHONY WILLIAMS, WIFE AND HUSBAND,** 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 located in Davidson County, Tennessee, Being Lot No. 16, Plan of Enchanted Hills, Section One, as of record in Book 3300, Page 96, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the Southerly margin of Drakes Branch Road as widened at the common corners of Lots No. 15 and 16; thence running in an Easterly direction with said margin of said road 166.83 feet to a monument at the beginning of a curve; thence around said curve 39.27 feet to a monument in the Westerly margin of Drake Wood Lane; thence in a Southerly direction with said margin of said Lane 193.0 feet to a point, being the common corners of Lots No. 16 and 53; thence in an Easterly direction along the common line of Lots No. 16 and 53 192.0 feet to a point being the common corner of Lots No. 15, 16 and 53; thence in a Northerly direction along the common line of Lots No. 15 and 16 218.0 feet to the point of beginning.

Being the same property conveyed to Dan Zumwalt by Warranty Deed from Fiftyforward, A Tennessee Non-Profit Corporation, Conservator for Blanche L. Rhodes of record in Instrument No. 20220520-0058805 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 20, 2022.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3467, Page 224, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water Mains of record in Book 4241, Page 877, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3956 Drakes Branch Road, Nashville, Tennessee 37218**.

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 3rd DAY OF JANUARY, 2024.

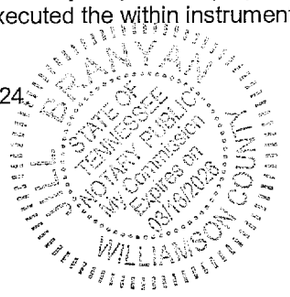
Dan Zumwalt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN ZUMWALT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2024.

Notary Public
My Commission Expires: 03-16-24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Summer Barton 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 1.3.24 (date of document).

Summer Barton
Affiant Signature

1.29.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of Jan, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11.06.24