Karen Johnson Davidson County
Batch# 1111508 DEEDWARR
03/15/2024 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20240315-0018071

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1043

WARRANTY DEED

38023

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amzie Williams and Jessica Campbell Williams, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grady Rains Forkin and Mary Elizabeth Hobbs, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Subdivision of certain lots in Oak Hill Subdivision No. 1, and of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amzie Williams and Jessica Campbell Williams, husband and wife, by deed dated September 24, 2015 from Michael W. Fowler and wife, Emilie J. Fowler of record in Instrument No. 20150928-0098241, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 903 Pasadena Drive, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Grady Rains Forkin 903 Pasadena Drive Nashville, TN 37204	United Trust Bank 12330 S. Harlem Ave Palos Heights, IL 60463	132-09-0-074.00

WITNESS THE EXECUTION HEREOF this 14th day of March, 2024.

Amzie Williams

Jessica Campbell Williams

State of Tennessee)
County of Davidson)

On this 14th day of March, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amzie Williams and Jessica Campbell Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in ~~and who~~ executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,100,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of March, 2024.

Notary Public

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/14/24 (date of document).

Affiant Signature

3/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

