Karen Johnson Davidson County
Batch# 1112063 DEEDWARR
03/18/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20240318-0018548

7163

Name and Address of New Owner:
Sylvia Cook and Jasmine Church
3919 Drakes Branch Road
Nashville, Tennessee 37218

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane Ste 200
Knoxville, TN 37923
This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 069-02-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christal L. Williams, Trustee of Williams Christal L. Revocable Living Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jasmine Church, an unmarried woman and Sylvia M. Cook, an unmarried woman as tenants in common with right of survivorship,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Being Lot No. 28 on the Plan of Enchanted Hills, Section One, as of record in Book 3300, page 96, Register's Office for said County, described as follows:

BEGINNING at a point in the Northerly margin of Drakes Branch Road at the common corner of Lots No. 27 and 28; thence with said margin of said road, Southwestwardly 118.29 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, Northwestwardly 37.26 feet to a concrete monument in the Northwestwardly 197 feet to a concrete monument; thence North 35° 14' East 208.82 feet to a concrete monument at the common rear corners of Lots No. 27 and 28; thence with the line between said lots, Southwestwardly 252.89 feet to the point of beginning.

Being the same property conveyed to Christal L. Williams by deed from Deborah Grant Hamzah dated June 2, 2020 and recorded June 4, 2020 in Instrument No. 20200604-0057590 Register's Office for Davidson County, Tennessee and further conveyed to Christal L. Williams as Trustee of the Christal L. Williams revocable Living Trust executed the 14th day of September 2020, and to The Successor Trustee of said Trust, with full power to sell and mortgage without the joinder of the beneficiaries, By

Quitclaim Deed of record in Instrument No. 20200918-0106926, dated September 14, 2020, recorded September 18, 2020, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of March, 2024.

Williams Christal L. Revocable Living Trust

By: Christal L. Williams Trustee for Dwayne L. Bell Attorney in fact (SEAL)
Christal L. Williams, Trustee, by Dwayne L. Bell, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Dwayne L. Bell, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Christal L. Williams, Trustee for the Williams Christal L. Revocable Living Trust, the within named bargainor, and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Christal L. Williams, as Trustee of the Williams Christal L. Revocable Living Trust, the bargainor, by the said Dwayne L. Bell, as Attorney-in-Fact.

Witness my hand, at office, this 15th day of March, 2024.

Notary Signature
My commission expires: 5/9/24

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $549,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 15 day of March, 2024

3-15-2024

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

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

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

202403180018548