2024-1064-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1114079 DEEDWARR
03/22/2024 01:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20240322-0020130

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$390,000.00.**

Linda M Smith
Affiant

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC My Comm Exp. 05/18/24 RUTHERFORD COUNTY

Subscribed and sworn to before me this 22 day of March, 2024.

Notary Public
My Commission expires: 5-18-24
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason R. Williams	Movement Mortgage	082-14-0A-143-00
W22733 Wagner Road	8024 Calvin Hall Rd	
Trempealeau, WI 54661	Indian Land, SC 29707	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victoria Sanders, an unmarried person,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason R. Williams, a married man, and Blake Sparks, a married man, as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 730 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument Number 20051228-0155671 and in Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown in Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671 to the Second Amendment to the Master Deed of record in Instrument Number 20060518-0058640 as amended as Instrument No. 20090109-0002382, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Victoria Sanders, an unmarried woman, by Warranty Deed from William Travis Parham and Tracy Parham, husband and wife, recorded on 02/21/2019 in Instrument No. 20190221-0015987, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **730 1st Avenue North, Nashville, TN 37201.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 20th day of March, 2024.

Victoria Sanders

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victoria Sanders**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 20th day of March, 2024.

Notary Public
My commission expires 8/21/2026

Michael J. Carter
Notary Public, ID KYNP55591
State at Large, Kentucky
My Commission Expires on Aug. 21, 2026

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 **3/20/2024** (date of document).

Affiant Signature
Date **3/20/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **20** day of **March**, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY