Karen Johnson Davidson County
Batch# 1129677 DEEDWARR
05/01/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,301.48
20240501-0031968

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
2122 21st Avenue South,
Nashville, Tennessee 37212
(615) 800-7096

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
351,750.00

AFFIANT

Subscribed and sworn to before me, this 26th day of April, 2024

NOTARY PUBLIC
My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ryan and Kayla Davenport 4926 Rawlings Road Nashville, TN 37080	Churchill Mortgage 1749 Mallory Lane Ste. 100 Brentwood, TN 37027	021-00-0-048

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS ($351,750.00) paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of April, 2024, the undersigned, **Allen Williams, a single person,** hereinafter called the Grantor, has bargained, sold, and by these presents does hereby transfer and warrant to **Ryan Davenport and Kayla Davenport, husband and wife,** hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **4926 Rawlings Road, Nashville, TN 37080** and more particularly described as follows:

Land in Davidson County, Tennessee, being described as follows: Being part of Tract 4, as shown on survey of the Division of George E. Anderson's Farm, not of record, described accordingly to a survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows:

Beginning in the center of Bernard Road, now known as Rawlings Road, at a point 411 feet North 87 degrees West of the Southwesterly corner of the property conveyed to W.T. Johns, by deed of record in Book 2539, page 275, Register's office for said County, and running thence with the center of said road, North 87 degrees West 100 feet to a point: thence North 3 degrees 30 minutes East 430 feet to an iron pin: thence South 87 degrees East 100 feet to an iron pin: thence South 3 degrees 30 minutes

West 430 feet to the point of beginning, containing 0.93 acres, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed to Allen Williams, by deed from Edgar Adkins, unmarried, dated May 17, 2018, and recorded May 18, 2018, of record in Instrument Number 20180518-0047856, of the Public Records of Davidson County, Tennessee

This is improved property known as **4926 Rawlings Road, Nashville, TN 37080.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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 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 whomever.

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.

Allen Wiliams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Allen ~~D.~~ Wiliams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of April, 2024.

Notary Public
My Commission Expires: 10/4/27

JOHN R. WILKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 10.4.27

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 25, 2024** (date of document).

Affiant Signature

May 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25