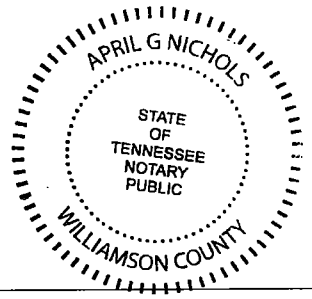
WARRANTY DEED

2024-19



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires:

My Commission Expires July 6, 2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donald Jesse Williams and Nancy Cathryn Ethridge 1009 Highland Circle Madison, TN 37115	NEW OWNER	042.04-0-016.00

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, I/we, **Dotou Couts and Rocco Couts, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Donald Jesse Williams and Nancy Cathryn Ethridge, joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 88, PLAN OF PRIMROSE ACRES, as shown on plat of record in Plat Book 2663, Page 106-107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dotou Couts and Rocco Couts, wife and husband from Paula Jean Schwulst and Timothy Bouwma, unmarried by Warranty Deed dated May 27, 2009 and recorded June 9, 2009 in Instrument #20090609-0053436, Register's Office, Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1009 Highland Circle, Madison, TN 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson
Batch # 1134486
05/14/2024 09:23 AM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20240514-0035387

Witness my/our hand(s) this 11th day of April, 2024.

Dotou Couts

Dotou Couts

Rocco Couts

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Dotou Couts and Rocco Couts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of April, 2024.

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY