THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1168265 DEEDWARR
08/13/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240813-0060883

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alexander J. Williams and Ellen M. Osborn 241 Hillsboro Place Nashville, TN 37215	Alexander J. Williams and Ellen M. Osborn 241 Hillsboro Place Nashville, TN 37215	058 09 0A 100.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Wayne Williams, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Alexander J. Williams and Ellen M. Osborn, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2321 Hockett Drive, Nashville, TN 37218 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 92, on the plan of Creekside Trails, Phase 4, of record in instrument #20050405-0037383 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Wayne Williams, by Quitclaim Deed from Linda Jean Williams, dated 03/23/2022, and recorded 04/14/2022, in Instrument No. 20051123-0141807, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Michael W. Williams and Linda J. Williams, Husband and Wife, by Warranty Deed from NVR, INC, a Virginia Corporation T/A Fox Ridge Homes, dated 11/22/2005, and recorded 11/23/2005, in Instrument No. 20051123-0141807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of August, 2024.

Michael Wayne Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2024, before me personally appeared Michael Wayne Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2024.

Notary Signature
My commission expires: March 1, 2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alexander J Williams
AFFIANT

Sworn to and subscribed before me this 8th day of August, 2024.

Notary Public
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 August 8, 2024.

Date

Affiant Signature

August 8, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY