Karen Johnson Davidson County
Batch # 1188333 DEEDWARR
10/01/2024 11:12:11 AM 2 pgs
Fees: $13.00 Taxes: $2,164.13
20241001-0075948

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,900.00.

Karisa Locke
Affiant

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2024.

Lindsay B. Fattal
Notary Public
MY COMMISSION EXPIRES:
File No. G24-21786

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karisa Locke (NAME)	Movement Mortgage (NAME)	084-14-0-077
196 Theodore Rd (STREET ADDRESS)	8024 Calvin Hall Rd (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Indian Land, SC 29707 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Stephen J. Williams, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karisa Locke, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Stephen J. Williams, a married man by Deed dated November 17, 2023, recorded November 22, 2023, in Instrument Number 20231122-0091150, in the Register's Office of Davidson County, Tennessee. This is not nor ever been the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 196 Theodore Rd, Nashville, TN 37214.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RMC-24-196

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 27th day of September, 2024.

Stephen J. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2024, before me personally appeared Stephen J. 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 27th day of September, 2024.

Lori Buie

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066