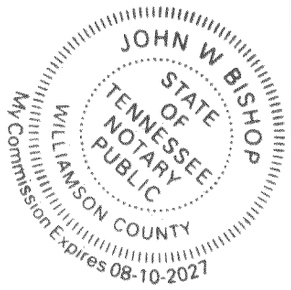
Karen Johnson Davidson County
Batch# 1188531 DEEDWARR
10/02/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241002-0076231

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laurel Morrison	Legacy Home Loans, LLC dba Steadfast Mortgage	043 15 0 080.00
400 Farris Ave.	408 Hwy 76	
Madison, TN 37115	White House TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CALEB JAMES WILLIAMS AND SHELBY LOU MEGAN WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREL MORRISON**, **UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot Nos. 68 and 69, and the rear or easterly part of Lot No. 66 on the unrecorded Map of East Madison Addition and described as follows:

Beginning at a point in the Southerly margin of New Providence Pass 55 feet Easterly from the East line of a 50 foot street, said point being the corner of Lots 67 and 68; thence Southerly parallel to said street, passing the corner of Lots 67 and 68 at 150 feet to a point in the North line of Lot 65, thence Easterly to a point in the West line of Lot 73; thence with the line between said Lots 66 and 73 and along the line between Lots 69 and 70, Northerly 165 feet, more or less, to the South margin of New Providence Pass; thence, with the margin of the same Northwesterly 110 feet to the point of beginning.

Being the same property conveyed to Richard A. Lighthall III and Cecilia R. Lighthall, husband and wife, by Warranty Deed from Shelia Odom, unmarried, of record in Instrument No. 20141217-0115621 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on December 17, 2014.

Being the same property conveyed to Caleb James Williams and Shelby Lou Megan Williams, husband and wife by Warranty Deed from Richard A. Lighthall III and Cecilia R. Lighthall, husband and wife, dated April 22, 2021 and recorded April 30, 2021 in Instrument No. 20210430-0058330, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 400 Farris Avenue, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2024.

Caleb Williams

Caleb James Williams

Shelby Lou Megan Williams

Shelby Lou Megan Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caleb James Williams and Shelby Lou Megan Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2024.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of September, 2024.

Affiant Signature
Date 9/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027