WARRANTY DEED

Karen Johnson Davidson County
Batch # 1198874 DEEDWARR
10/30/2024 03:31:37 PM 2 pgs
Fees: $13.00 Taxes: $862.10

20241030-0083782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lunsford REI LLC	**NEW OWNER**	
(NAME)	(NAME)	**162-06-068.00**
1549 County Road 250		
(ADDRESS)	(ADDRESS)	
Niota, TN 37826		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THE ESTATE OF JAMES CLAUDE WILLIAMS SR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUNSFORD REI LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 41 on the Plan of Section I, Fair Oaks, as of record in Book 4175, Pages 42 and 43, Registers Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Delvin Drive, at the corner of Lots 41 and 42; thence with the line between said lots, Southwesterly 110 feet to a monument; thence along the rear line of Lot 41, Northwesterly 88.35 feet to a point in the Easterly margin of Delvin Court; thence with the margin of the same, around a slight curve in a Northerly direction 94.78 feet to a monument; thence around a curve in a Northeasterly direction 38.06 feet to a monument in the Southerly margin of Delvin Drive; thence with the margin of the same, Southeasterly 74.40 feet to the point of beginning.

Being the same property conveyed to James C. Williams and wife, Beverly Williams by Warranty Deed from Hugh J. Taylor Jr. and wife, Mary Ann Taylor of record in Book 6173, page 937, Register's Office for Davidson County, Tennessee, dated November 4, 1983 and recorded on November 10, 1983.

Being the same property conveyed to James Claude Williams Sr. by Special Warranty Deed (Nunc Pro Tunc) from Beverly Williams of record in Instrument No. 20220329-0036124 Register's Office for Davidson County, Tennessee, dated September 1, 2021 and recorded on March 29, 2022.

Said James Claude Williams Sr. has been deceased, died on May 14, 2019. Order granting motion to sell authorizing Delishia Porterfield as Personal Representative to execute all closing documents as noted in Case Number 19P1275, Circuit Court, Probate Division for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 42-43, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4289, Page 198, as amended at Book 4475, Page 863 (expired), in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Right of Way of Delvin Drive and Delvin Court.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **265 Delvin Drive, Antioch, Tennessee 37013**.

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 do 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 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.

Witness my/our hand(s) this the 28th DAY OF OCTOBER, 2024.

The Estate of James Claude Williams Sr.

BY: _____
Delishia Porterfield
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELISHIA PORTERFIELD, PERSONAL REPRESENTATIVE of the THE ESTATE OF JAMES CLAUDE WILLIAMS SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of October, 2024.

_____
Notary Public:
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212