Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0237

S TATE OF TENNESSEE
C OUNTY OF ~~SUMNER~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of October, 2024

Notary Public

Commission Expires: 4/15/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Andrews and Chloe Andrews 6396 Lickton Pike Goodlettsville, TN 37072	New Owner	012-00-0-022.00

Karen Johnson Davidson County
Batch# 1201035 DEEDWARR
11/04/2024 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20241104-0085404

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Katy Williamson and Bryce Williamson, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Andrews, and Chloe Ann Cabigas Andrews, husband and wife

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 Tract No. 1 as shown on a plat entitled "Martin Subdivision" of record in Book 5210, Page 63, which is the division of property belonging to Zelpha Martin made by Donald R, Carver, RLS, dated 4/13/197, and further described by metes and bounds as follows:

BEGINNING at a point in the northwesterly margin of Lickton Pike, said point being the common front corners of Tracts 1 and 2 on said Plat; thence southwestwardly along said margin of said Pike, 200 feet as measured along the curving margin thereof; thence N 21 deg. 00" 12" W 577.20 feet to an iron pin in fence line; thence N 69 deg. 55' 07" E 199.82 feet to an iron pin; thence S 21 deg. 00' 12" E 565.50 feet to the said margin of Lickton Pike, to the point of beginning, more or less.

BEING the same property conveyed to Katy Williamson and Bryce Williamson, wife and husband, by Warranty Deed from Rebecca Inman, a single person and Bobbie Schick, a single person, tenants in common with right of survivorship, dated 5/3/2019 and recorded 5/8/2019 in Instrument No. 20190508-0043226, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6396 Lickton Pike Goodlettsville, TN 37072

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of October, 2024.

Katy Williamson

Bryce Williamson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katy Williamson and Bryce Williamson** 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 at Hendersonville, Tennessee this 23rd day of October, 2024.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF SUMNER

Notary Public
My Commission Expires: 8-1-28

Certificate of Authenticity

I, Joshua A. Terry, 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 10/23/24.

Affiant Signature – Joshua A. Terry

10/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/25/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27