Karen Johnson Davidson County
Batch# 1207521 DEEDWARR
11/21/2024 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,107.63
20241121-0090945

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19 day of November, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2024-10-2246

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Caroline Hendershot and Matthew Skesavage 512 Logwood Briar Circle Brentwood, TN 37027	OWNER	Map/Parcel 172-13-0A-022.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Williams and Whitney Williams, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline Hendershot and Matthew Skesavage, wife and husband**, hereinafter called the GRANTEE, their heirs 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. 97 on the Plan of Section One, Williams Grove of record in Plat Book 9700, Page (s) 580 through 582, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Williams and wife Whitney Williams by Warranty Deed from Mark Orman Hardin and wife Whitney Hardin of record in Instrument No. 20210603-0074451 Register's Office for Davidson County, Tennessee, dated June 02, 2021 and recorded on June 03, 2021.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by Grantor, property taxes for subsequent are a lien but are not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 512 Logwood Briar Circle, Brentwood, TN 37027.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 19th day November, 2024.

Christopher Williams

Christopher Williams

Whitney Williams

Whitney Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of November, 2024, before me personally appeared Christopher Williams and Whitney 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 19th day of November, 2024.

Notary Signature

My commission expires:

12-08-24

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/19/24.

Affiant Signature

11/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY