Name and Address of New Owner:
Karen R. Williams
3262 Anderson Road
Nashville, TN 37013

Send Tax Bills To:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Hoover, AL 35244

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1207962 DEEDWARR
11/22/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20241122-0091514

Map & Parcel No: 150-03-0-103.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nathan Hart and Abigail Langham, tenants in common with rights of survivorship**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Karen R. Williams, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Part of Lot No. 3 on the Plan of Zone Lot Division, Lots 2, 3 & 4, Justin Towne, Section One, of record in Plat Book 5200, Page 473, amending Plat Book 5800, Page 56, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the Westerly margin of Anderson Road said point being the common front corner of Lots 2 and 3 on said plan: thence North 61 degrees 46 minutes 3 seconds West 131.32 feet along the common boundary of Lots 2 and 3 to a point which is the common rear corner of said lots: thence North 48 degrees 49 minutes 10 seconds East 50 feet to a point; thence South 35 degrees 19 minutes 23 seconds to a point; thence South 65 degrees 30 minutes 22 seconds East 39.5 feet to a point; thence South 67 degrees 44 minutes 16 seconds East 41.88 feet to a point in the Westerly margin of Anderson Road; thence with the margin of said road in a Southerly direction 38 feet to the point of beginning.

Being the same property conveyed to Hans Kevin Mitchell, a single man, by Warranty Deed from Krystal Blouin, unmarried, of record in Instrument No. 20200813-0090470 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

Being the same property conveyed to Nathan Hart and Abigail Langham, tenants in common with rights of survivorship, by Warranty Deed from Hans Kevin Mitchell, a single man, of record in Instrument No. 20220909-0101348 Register's Office for Davidson County, Tennessee, dated September 9, 2022 and recorded on September 9, 2022.

Being improved property known as 3262 Anderson Road, Nashville, Tennessee, 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 21st day of November, 2024.

_____ (SEAL)
Nathan Hart

_____ (SEAL)
Abigail Langham

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 Nathan Hart and Abigail Langham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2024.

STEVEN P. DISSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/13/2025

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $272,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
21st day of November, 2024.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-24-3540

**Tennessee Certification of Electronic Document**

I, Steven Disser, 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 11-21-24.

Affiant Signature 11-21-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of November, 2024

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON