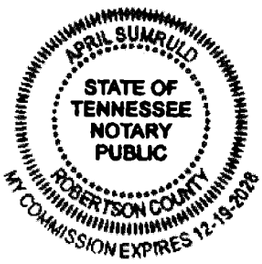
Karen Johnson Davidson County
Batch# 1251665 DEEDWARR
03/25/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250325-0022259



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 12th day of March, 2025.

April Sumrld
Notary Public
My commission expires:
12·19·2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
1014 Villa Place LLC, a Tennessee Limited Liability Company	**New Owner**	**10501013500**
8206 Jackman Rd		
Joelton, TN 37080		

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 ACKNOWLEDGE, WE,

Robert Williams, Jr, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1014 Villa Place LLC, a Tennessee Limited Liability Company

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 part of Lot No. 41, BF Shields Heirs Tract, of record in Book 57, Page 31, Register's Office for Davidson County, Tennessee, and further described by a mortgage loan inspection by Campbell Surveying Co. Inc, 2424 21st Avenue South, Nashville, Tennessee, 37212, License No. 665, dated August 12, 1992, as follows:

Beginning at a point in the Westerly margin of Villa Place said point being the Southwesterly corner; thence Northerly 48.17 feet to a point; thence Easterly 140.75 feet to a point; thence South 48.17 feet to a point; thence Westerly 140.75 feet to the point of beginning.

Being the same property conveyed to Robert Williams, Jr, by Warranty Deed from Lerlie Patton, a widow, dated November 13, 1992, of record in Book 8789, Page 799, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1014 Villa Place, Nashville, TN 37212.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Robert Williams, Jr by Tshombe Rhynia Williams, Attorney in Fact Date: 3/12/2025

Robert Williams, Jr by Tshombe Rhynia Williams, Attorney in Fact

His Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tshombe Rhynia Williams with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Robert Williams, Jr and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book ___202503250022258_____, in said Register's Office.

Witness my hand, at office, this 12 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 12. 2025.

Affiant Signature

25th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202503250022259