2025-1528-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$342,500.00.**

Affiant

Subscribed and sworn to before me this 24 day of April, 2025

Notary Public
My Commission expires: Ragan N Veach
(Affix Seal)

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 6TH, 2026

Karen Johnson Davidson County
Batch# 1264840 DEEDWARR
04/24/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20250424-0031702

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lena Marie Hooker	New Owners	161-11-0A-159-00
310 Huntington Ridge Dr.		
Nashville, TN. 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ernest Wayne Williams and Carol Ann Williams, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lena Marie Hooker, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows to-wit; Being Unit No. 159 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description and accurate legal description.

Being the same property conveyed to Ernest Wayne Williams and Carol Ann Williams, husband and wife, by Warranty Deed dated September 20, 2024, from Ian T. Wagner, an unmarried man, of record in Instrument Number 20240924-0073989, Register's Office for Davidson County, Tennessee.

This is improved property known as: **310 Huntington Ridge Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the 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.

WITNESS our hands this 24th day of April, 2025.

Ernest Wayne Williams

Carol Ann Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernest Wayne Williams and Carol Ann Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 24th day of April, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 April 24, 2025 (date of document).

Date: April 24, 2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026