WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269169 DEEDWARR
05/06/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20250506-0035181

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 03.07.2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiana Williams	Pinnacle Bank	
(NAME) 509 Eversholt Ct.	(NAME) 15025 Ballancroft Pkwy, 2nd Floor	149010B02400CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lakecia Smith n/k/a Lakecia Peterson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kiana Williams,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot 313, Piccadilly Square, Phase III, Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 892-894, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lakecia Smith, by virtue of that certain Quit Claim Deed dated September 4, 2024, and being of record at Instrument No. 20240909-0069356 in the Register's Office of Davidson County, Tennessee. *Lakecia Peterson being one and the same and was erroneously referred to as Smith*

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 509 Eversholt Ct. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my hand this 2nd day of May, 2025.

Lakecia Smith n/k/a Lakecia Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lakecia Smith n/k/a Lakecia Peterson** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 2025.

Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Amanda Mayner, 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

May 2, 2025.

Date

Affiant Signature

May 6, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of **May**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON