Karen Johnson Davidson County
Batch# 1271575 DEEDWARR
05/09/2025 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20250509-0036777

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8501-WE

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May 2025

Notary Public

MY COMMISSION EXPIRES. 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Barcus	New Owners	
2916 22nd Avenue South		117-02-0A-001.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Galia A Williams**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Elizabeth Barcus, single woman**

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 Unit No. 7-A on the Plan of Wellesley Trace Section I, as of record in Book 4955, page 24, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Galia A. Williams, unmarried by Warranty Deed from Su Lin, unmarried of record in Book 9992, page 210, Register's Office for Davidson County, Tennessee, dated March 22, 1996 and recorded on March 27, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2916 22nd Avenue South, Nashville, TN 37215**

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 our hands this the 9 day of May, 2025.

Galia A Williams by Ellen Maxey Smith, Attorney in Fact

Galia A Williams
By: Ellen Maxey Smith, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Maxey Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of **Galia A. Williams,** as her Attorney in Fact, as the free act and deed of the within-named **Galia A. Williams.**

Witness my hand and official seal this the 9 day of May, 2025.

Notary Public

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Witness our hands this the 8th day of May, 2025.

Leslie Williams
As: Successor Attorney in Fact of Galia A. Williams

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.
DRIVER LICENSE

Witness my hand and official seal this the 8 day of May, 2025.

Notary Public
Patricia B. Fradette

My Commission expires: 12/28/2027

Notarized remotely online using communication technology via Proof.

PATRICIA B. FRADETTE
Notary Public - State of Florida
Commission # HH441588
Expires on December 28, 2027

True Copy of Certification

I Hillary Monroe Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on May 6th, 2025.

Signature

Date: 5/8/25

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 8 day of May, 2025.

Notary Public

My commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
SEAL