396

Karen Johnson Davidson County
Batch # 1279929 DEEDWARR
05/30/2025 01 14 19 PM 2 pgs
Fees $13 00 Taxes $3,885 00

20250530-0042681

This instrument prepared by·
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5740-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2025.

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires 7/6/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Williams Megan Williams 6656 Clearbrook Drive Nashville, TN 37205	Bryant Bank 1550 McFarland Blvd N Tuscaloosa, AL 35406	129-10-0-061

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Julia D. Keith, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Jonathan Williams and Megan Williams, husband and wife** (individually and/or collectively, "Grantee"), 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 No. 30 on the Plan of West Meade Park, Section One, as of record in Book 2900, pages 103 and 104, Register's Office for said County.
Said Lot No 30 fronts 186.2 feet on the northwesterly side of Clearbrook Drive and extends back between lines 217.2 feet on the northeasterly line and 239 3 feet on the southwesterly line, to a dead line in the rear, measuring 167.3 feet thereon

Being the same property conveyed to Joseph H Keith and wife, Julia D. Keith by Warranty Deed from Jerome B. Guttman and wife, Albee P Guttman, dated December 13, 2001, recorded December 18, 2001, of record in Instrument No 20011218-0139375, Register's Office for Davidson County, Tennessee. Joseph H Keith having since died on December 22, 2020, leaving Julia D. Keith as surviving tenant by the entirety.

This is improved property located at· **6656 Clearbrook Drive, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 28th day of May, 2025.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2025

GRANTOR:

Julia D. Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julia D Keith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2025.

Notary Public
My Commission expires: 5-9-26

