Karen Johnson Davidson County
Batch# 1291790 DEEDWARR
06/30/2025 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,846.30
20250630-0051421

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
James Joseph Lulek & Courtney Hicks 100 Nancy Court Nashville, TN 37076	NEW OWNER	087 09 0 065.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles O. Williard, an unmarried man, and Taylor Centers, an unmarried woman, (now a married couple), and Scott Centers, a married man, as joint tenants with right of survivorship** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **James Joseph Lulek and Courtney Jo Hicks, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 100 Nancy Court, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 10 ON THE FINAL PLAT OF NEW HOPE ESTATES, PHASE ONE, AS SHOWN ON THE PLAT OF THE SAME OF RECORD IN PLAT BOOK 9700, PAGE 319, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Charles O. Williard, an unmarried man, Taylor Centers, an unmarried woman, and Scott Centers, a married man, as joint tenants with right of survivorship, by Quitclaim Deed from Scott Centers, a married man, joined by his spouse, Katharina Centers, and Taylor Centers, an unmarried woman, dated August 20, 2021, and recorded September 9, 2021, of record in Instrument No. 20210909-0120987, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Centers and Taylor Centers, as tenants in common with right of survivorship, by Warranty Deed from Terry R. Woodson, Jr., an unmarried man, dated March 17, 2017, and recorded March 22, 2017, of record in Instrument No. 20170322-0028037, in the Register's Office for Davidson County, Tennessee.

Katharina Sampson Centers, spouse of the above named Scott Centers, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

This is improved property known as 100 Nancy Court, Nashville, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20th day of June, 2025.

Charles O. Williard

Taylor Centers

Scott Centers

Katharina Sampson Centers

STATE OF TENNESSEE
COUNTY OF Wilson

On this 20th day of June, 2025, before me personally appeared **Charles O. Williard** and **Taylor Centers**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of June, 2025.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF _____
COUNTY OF _____

On this ____ day of June, 2025, before me personally appeared, **Scott Centers** and **Katharina Sampson Centers**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of June, 2025.

Notary Signature
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of June, 2025.

Tanya Stafford
Notary Public
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this _____ day of June, 2025.

Charles O. Williard

Scott Centers

Taylor Centers

Katharina Sampson Centers

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of June, 2025, before me personally appeared **Charles O. Williard** and **Taylor Centers**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of June, 2025.

Notary Signature
My commission expires: _____

STATE OF North Carolina
COUNTY OF Lincoln

On this 20 day of June, 2025, before me personally appeared, **Scott Centers** and **Katharina Sampson Centers**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of June, 2025.

Nicole L. Battle
Notary Signature
My commission expires: 8/27/2029

Nicole L Battle
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires August 27, 2029

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Montgomery

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of June, 2025.

Tina Shinn
Notary Public
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/20/25.

Affiant Signature – Joshua A. Terry

6/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/30/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27