RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-31252-25

Karen Johnson Davidson County
Batch# 1294247 DEEDWARR
07/07/2025 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20250707-0053108

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Jodi Sumed
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July 2025.

Carmen Coats
NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avery Catherine Williams and Roger Stephen Williams II	Same address as new owner	142-04-0A-051-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($195,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JODI WEBB, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AVERY CATHERINE WILLIAMS, AN UNMARRIED WOMAN, AND ROGER STEPHEN WILLIAMS II, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 51 on the Plan of Belle Forest Condominium Apartments, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jodi Webb, single woman, from Peggy L. White, fka Peggy M. Layson, and spouse, Douglas B. White, by Warranty Deed dated June 22, 2020 and recorded June 23, 2020 in Instrument #20200623-0067290, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 210 Old Hickory Boulevard, #51, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of July, 2025

GRANTOR(S)

Jodi Webb

Jodi Webb

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jodi Webb, 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.

WITNESS my hand and seal, this the 2nd day of July 2025.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 2. 2025.

Affiant Signature

7th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

