2025-1621-TN

WARRANTY DEED

Karen Johnson
Batch # 1298644
07/18/2025 10 29 49 AM
Fees $13 00 Taxes $1,385 28

Davidson County
DEEDWARR
2 pgs

20250718-0056731

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$374,400.00.**

Affiant

Subscribed and sworn to before me this 15th day of July, 2025

Notary Public
My Commission expires 9-29-2025
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
Justin D. Torres	Same / new owner	087-05-0A-043-00
3816 Dodson Chapel Road, 512		
Nashville, TN 37076		

WITNESSETH. That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Justin D. Torres and Alison M. Torres, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 96 on the "FINAL PLAT OF FARMINGHAM WOODS, PHASE 11, SECTION 1", a Planned Unit Development, as of record in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Wanda Williams by Warranty Deed dated May 8,. 2025, from Raymond Earley and Anetra Earley, husband and wife, of record in Instrument No. 20250509-0036423, in the Register's Office of Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 7900, Page 306, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 8238, Page 176 in the official records of the Davidson County Register of Deeds.**
4. **Subject to the Covenant, Condition, or Restriction, recorded in Book 8351, Page 533 in the official records of the Davidson County Register of Deeds.**
5. **Subject to the Covenant, Condition, or Restriction, recorded in Book 8423, Page 784 in the official records of the Davidson County Register of Deeds.**
6. **Subject to the Covenant, Condition, or Restriction, recorded in Book 8424, Page 426 in the official records of the Davidson County Register of Deeds.**

7. **Subject to the Covenant, Condition, or Restriction, recorded in Book 8447, Page 635 in the official records of the Davidson County Register of Deeds.**
8. **Subject to the Covenant, Condition, or Restriction, recorded in Book 8702, Page 528 in the official records of the Davidson County Register of Deeds.**
9. **Subject to the Covenant, Condition, or Restriction, recorded in Book 9006, Page 409 in the official records of the Davidson County Register of Deeds.**
10. **Subject to the Covenant, Condition, or Restriction, recorded in Book 9006, Page 414 in the official records of the Davidson County Register of Deeds.**
11. **Subject to the Easement, recorded as Instrument #20020603-0066713 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **5943 Colchester Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 15th day of July, 2025

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 15th day of July, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY