Karen Johnson Davidson County
Batch# 1306735 DEEDWARR
08/07/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $10,356.30
20250807-0062871

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David G. Williamson, III, and Birgitta B. Williamson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Y Proctor IV and Lynn Proctor, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Hillwood Estates, Section 12 of record in Plat Book 2663, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David G. Williamson, III and Birgitta B. Williamson, husband and wife by Warranty Deed from Arnold W. Strauss and Patricia T. Strauss, husband and wife of record in Instrument No. 20150209-0011895, Register's Office for Davidson County, Tennessee, dated February 6, 2015 and recorded on February 9, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5943 Sedberry Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
David Y Proctor IV **Lynn Proctor** **5943 Sedberry Road** **Nashville, TN 37205**	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	**116-09-0-065.00**

WITNESS THE EXECUTION HEREOF this 7th day of August, 2025.

David G. Williamson, III

Birgitta B. Williamson

State of Tennessee)
County of Davidson)

On this 7th day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David G. Williamson, III and Birgitta B. Williamson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/3/2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,799,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of August, 2025.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/7/25 (date of document).

Affiant Signature

8/7/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

