# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1309574 DEEDWARR
08/13/2025 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20250813-0064479

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11.3.25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roger Ligon Jr. | New Owner | |
| (NAME) 302 Williams Ave, Unit 122 | (NAME) | 042120D12200CO |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Erika S. Long, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Thomas Ligon Jr.***, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* unmarried man

**Being all of Unit 122 of Williams Station, a Townhome Planned Unit Development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.**

**Being the same property conveyed to Erika S. Long, by virtue of that certain Special Warranty Deed dated May 17, 2023, and being of record at Instrument No. 20230518-0037486 in the Register's Office of Davidson County, Tennessee.**

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Subject to all matters of record in Plat Book 332, Page 74, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20210420-0052421, 20210715-0095440,20210913-0122153, 20230227-0013731 and 20230406-0025357, in the said Register's Office.
- Charter recorded at Instrument No. 20210317-0035005, in the said Register's Office.
- Declaration of Covenants, Conditions, Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20210429-0057609, in the said Register's Office.

This is improved x unimproved property, known as 302 Williams Ave Unit 122 Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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.

Witness my hand this 8 day of August, 2025.

Erika S. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Erika S. Long**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 8/8/25 (date of document).

Affiant Signature

8/8/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

