Karen Johnson Davidson County
Batch# 1317619 DEEDWARR
09/02/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250902-0070063

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $260,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29 Day of Aug. 2025

Notary Public

My Commission expires 9 / 13 / 2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Lee Williams
205 Cherry St
Madison, TN 37115

SEND TAX BILLS TO:
Michael Lee Williams
205 Cherry St
Madison, TN 37115

MAP AND PARCEL NUMBER: 04313030100

WARRANTY DEED
25NT01031

Effective the 28th Day of August, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jacob Hommel, unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Lee Williams, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

All that Tract or Parcel of Land, lying and being in Davidson County, Tennessee, being Lot No. 2 on the Plan of CRITTENDEN ESTATES, BLOCK "D", of record in Book 974, Page 69, 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 Jacob Hommel, unmarried man from Rod Thiel, A Single Person, by Warranty Deed dated 01/17/2018 and recorded 01/19/2018 in Instrument No. 20180119-0005842, Register's Office of said County.

This is an improved property commonly known as: 205 Cherry Street, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28th day of August, 2025

Jacob Hommel

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacob Hommel,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2025.

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

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 August 28 2025.

Affiant Signature – Joshua A. Terry

August 29 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on August 29 2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON