This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-7080-AJ

Karen Johnson Davidson County
Batch# 1321006 DEEDWARR
09/11/2025 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250911-0072662

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of September, 2025.

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/21/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Wierszalowski 673 Atlanta Drive Nashville, TN 37076	Liberty Federal Credit Union 4401 Theater Drive Evansville, IN 47715	075 08 0 180.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James Williams and Deidre Rose Williams, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Sarah Wierszalowski, unmarried** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 510 on the Plan of TULIP GROVE, SECTION NINE of record in Plat Book 4675, Page 135, 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 James Williams and Deidre Rose Hinman, Husband and Wife, by Warranty Deed from James Brent Whitehead, unmarried and Becca Arnold Whitehead, unmarried, of record in Instrument No. 20210609-0077860, in the Register's Office of Davidson County, Tennessee, dated June 04, 2021 and recorded on June 09, 2021. Deidre Rose Hinman is now known as Deidre Rose Williams.

This is improved property located at: **673 Atlanta Drive, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2025.

GRANTOR:

James Williams

Deidre Rose Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Williams and Deidre Rose Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2025.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

202509110072662

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/10/25 (date of document).

Affiant Signature

9/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

