RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1337099 DEEDWARR
10/22/2025 09 34 37 AM 2 pgs
Fees $13 00 Taxes $806 60

20251022-0084034

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $218,000 00

Affiant

Subscribed and sworn to before me, this 21st day of October, 2025

Notary Public
My commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/7/2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd , Ste 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers
Jake G May		**090110B01500CO**
510 Basswood Ave, #15	New Owner	
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

Johnnie G Williams, unmarried and Annie Faye Smith, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jake G May, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit No 15 of River Breeze Garden Townhomes, a horizontal property regime established pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Document No 20030207-0017550, as amended in Instrument No 20030618-0084385 and Instrument No 20040308-0025984, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium

Being the same property conveyed to Johnnie G Williams, a single man, and Annie Faye Smith, a married woman, as joint tenants with rights of survivorship, by Warranty Deed from Alicia Garcia, unmarried, dated April 4, 2019, of record in Instrument No 20190404-0030777, in the Register's Office for Davidson County, Tennessee Annie Faye Smith herein makes oath that the subject property was neither her principal residence, nor the principal residence of her spouse and/or dependents

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 510 Basswood Ave, #15, Nashville, TN 37209.

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 in 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.

Johnnie G Williams by Jimmy H Smith A.I.F. Date: 10/20/25
Johnnie G Williams by Jimmy H Smith, Attorney in Fact

Annie Faye Smith Date: 10/20/25
Annie Faye Smith

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jimmy H Smith with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Johnnie G Williams and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book 20251022-0084033, Page _____, in said Register's Office.

Witness my hand, at office, this 20 day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 12-2-28

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Annie Faye Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 12-2-28