Karen Johnson Davidson County
Batch# 1351902 DEEDWARR
12/01/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251201-0095105

WARRANTY DEED

Williams-P25-0288

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2025.

(Affix Seal) Notary Public

My Commission Expires: 10/20/2029

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
LaDonna Yvette Williams	SAME AS NEW OWNER	25-8-A-59
215 South Downs Circle		
Goodlettsville, TN 37072		

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, I/we, **John Claude Saniat and Lisette Alia Saniat, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LaDonna Yvette Williams, an unmarried woman**, hereinafter called the Grantee, their heirs and assigns, that 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. 59 on the Plan of Parkview Preserve, Phase 1A, Revision of Lots 58-59 of record in Plat at Instrument No. 20200320-0030811, 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 John Claude Saniat and Lisette Alia Saniat, husband and wife by deed from Chancey Nicole Frost, unmarried woman of record in Instrument No. 202209300107986, recorded on 09/30/2022, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **215 South Downs Circle, Goodlettsville, TN 37072**

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 we, the GRANTORS, 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 that 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 GRANTEE, 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/our hand(s) this 24 day of November, 2025.

John Claude Saniat

Lisette Alia Saniat

STATE OF Florida

COUNTY OF Polk

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Claude Saniat and Lisette Alia Saniat, the within named bargainor, 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 24 day of November, 2025.

Yesenia Dillman

Notary Public

My Commission Expires: 08/26/2028

NOTARY PUBLIC STATE OF FLORIDA
YESENIA DILLMAN
MY COMMISSION # HH 521453
EXPIRES: August 26, 2028

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 11/24/2025 (date of document).

Affiant Signature

11/24/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24 day of November, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

