Karen Johnson Davidson County
Batch# 1402098 DEEDWARR
04/06/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260406-0027293

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2026. March 31st

Notary Public
MY COMMISSION EXPIRES: 7-3-28
File No. G26-25168

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jazlynn Franklin	New Owners	163-5-A-34
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy Unit 824		
(STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Darryl Williams, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jazlynn Franklin, a single woman,** 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:

Being Lot 34 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, page 686, Register's Officer for Davidsou County, Tennessee. to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Darryl Williams, an unmarried man by Deed dated May 9, 2023 from Susan Anderson, Administratrix of the Estate of William J. Angemeer, and Susan Anderson, Sondra A. Moore, and Sharon L. Despines, as heirs-at law of William J. Angemeer, recorded May 9, 2023, in Instrument Number 20230509-0034588, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5170 Hickory Hollow Pkwy, Unit 824, Antioch, TN 37013.

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. 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.

Witness my/our hand(s) this ~~2nd~~ 31st day of ~~April~~ March, 2026.

x Darryl Williams

Darryl Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~2nd~~ 31st day of ~~April~~ March, 2026, before me personally appeared Darryl Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~2nd~~ 31st day of ~~April~~ March, 2026.

Notary Signature
My commission expires: 12/22/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Holly A Mason, 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 3/31/25.

Affiant Signature

3/31/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of March, 2026

Notary's Signature

(Notary Seal)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

My Commission Expires: 3.6.29