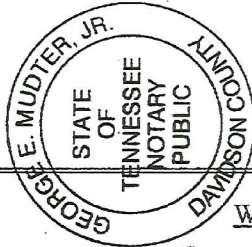


24000285

4 PGS : WARRANTY DEED	
BRENDA BROWNING 26520 - 24000285	
03/30/2024 - 07:49:47 AM	
VALUE	49900.00
MORTGAGE TAX	0.00
TRANSFER TAX	184.63
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	207.63
STATE OF TENNESSEE, CLAY COUNTY	

BRENDA BROWNING

<p>THIS INSTRUMENT PREPARED BY:</p> <p>Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215</p> <p>First Title & Escrow Co., Inc. FTEC File No. 38057</p>	<p>STATE OF TENNESSEE, COUNTY OF DAVIDSON:</p> <p>The actual consideration or value, whichever is greater, for this transfer is: \$49,900.00.</p> <p><i>Ally Muth</i> _____ Affiant</p> <p>Subscribed and sworn to before me this <u>29th</u> day of March, 2024.</p> <p><i>[Signature]</i> _____ Notary Public</p> <p>My Commission Expires: <u>3/8/28</u></p>
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WARRANTY DEED

<p>Address New Owner:</p> <p>Jason and Mary Beth Williams 1101 Willow Springs Dr. Lebanon, TN 37087</p>	<p>Send Tax Bills To:</p> <p>Jason and Mary Beth Williams 1101 Willow Springs Dr. Lebanon, TN 37087</p>	<p>Tax Information:</p> <p>Map and Parcel No.: 058G B 003.01</p>
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FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Nathan R. Engstrom and Angela D. Engstrom, husband and wife, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jason Williams and Mary Beth Williams, husband and wife, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Clay County, Tennessee, more particularly described on Exhibit "A" hereto.


This is unimproved property located at 0 E Swan Ridge Road, 46A, Hilham, TN 38568.


TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 28 day of March, 2024.



Nathan R. Engstrom


Angela D. Engstrom

STATE OF KENTUCKY
COUNTY OF PULLASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan R. Engstrom and Angela D. Engstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2024.


Notary Public

My Commission Expires: 12/21/2027



EXHIBIT "A"

Situated, Lying and Being in the Third (3rd) Civil District of Clay County, Tennessee and being more particularly described as follows:

Being Lot 46A, as appears on the Plat of Swan Ridge Lake Resort, L.L.C., Phase 1, now known as The Pointe at Dale Hollow, of record at Plat Book P1, Page 147, Register's Office, Clay County, Tennessee, to which plat specific reference is hereby made for a more complete description of the subject property.

Being the same property conveyed to Nathan R. Engstrom and Angela D. Engstrom, husband and wife, by Warranty Deed from Jonathan Kubischta and Nathan Oakes, a married couple, holding title with full rights of survivorship, of record in Book WD117, Page 577, in the Register's Office of Clay County, Tennessee, dated June 25, 2021 and recorded on July 01, 2021.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Swan Ridge Lake Resort, L.L.C., Phase 1, now known as The Pointe at Dale Hollow, as recorded in Plat Book P1, Page(s) 147.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book WD87, Page 245, as being amended in Book TD145, Page 543; Book WD109, Page 745; Book WD112, Page 592 and Book WD121, Page 107.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/29/24 (date of document).

[Signature]
Affiant Signature

3/29/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2024.

[Signature]
Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

