TN1911836

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 226956 DEEDWARR
05/08/2019 08:58:46 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

19-0173 20190508-0042962

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2019.

Notary Public
My Commission Expires: 4-13-2022

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Exp. 4-13-2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Zaree	Same as	
6832 Hickory Rim Court	New Owner	176-01-0A-067.00-CO
Antioch, TN 37013		

WARRANTY DEED

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 acknowledged, we

Jeremy R. Jerkins and Crystal H. Jerkins, husband and wife as joint tenants,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David Zaree, single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Final Plat of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Jeremy R. Jerkins and Crystal H. Jerkins, husband and wife as joint tenants by Warranty deed from Lisa Hendry of record in Instrument No. 20130802-0080623

Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 2, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6832 Hickory Rim Court, 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. 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 our hands this 30th day of April, 2019.

Jeremy R. Jerkins

Crystal H. Jerkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jeremy R. Jerkins and Crystal H. Jerkins,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2019.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022