Karen Johnson Davidson County
Batch# 239656 DEEDWARR
06/06/2019 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $133.20
20190606-0054156

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lisa M. Judd	Lisa M. Judd	149-00-0-044.00
(NAME)	(NAME)	
2544 Una Antioch Pike	4117 Hillsboro Pike, #103-348	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Don L. Thornberry and wife, Louise P. Thornberry, also known as Louise Thornberry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa M. Judd**, 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:

A Certain parcel of land in Davidson County, State of Tennessee, described as follows:

Being a part of Lot #9 of the Shields Antioch Lands, a plan of said land is recorded in Plat Book #57, page #111, Register's Office of Davidson County, Tennessee.

Beginning in the northwesterly most corner of said tract at a point 26.15 feet south of the northwesterly most corner of Lot #9 of Plat Book #57, page #111 and proceeding south 88 degrees 30' east, 625.35' to an iron pin, a common corner between the Wilkins and Carper properties; then proceeding in a southerly direction and bounded by the Morton property; then proceeding in a westerly direction and bounded by the Phillip Pratt Property; then proceeding in a northerly direction and bounded by the Marshall property, to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Don L. Thornberry and wife, Louise P. Thornberry by Warranty Deed from Peggy Jeanne W. Lonas dated April 16, 2002 and recorded April 19, 2002 as Instrument No. 20020419-0048884, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1903328FC

unimproved ☐

This is improved ☒ property, known as 2544 Una Antioch Pike, 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 29th day of May, 2019

Don L. Thornberry by Iris T. Rodger as attorney in fact

Don L. Thornberry, by Iris T. Rodger as attorney in fact

Louise Thornberry

Louise Thornberry

File Number: GRN-1903328FC

STATE OF Tennessee

County OF Hamilton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Iris T. Rodger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Don L. Thornberry, as Attorney-in-fact pursuant to the Durable Power of Attorney, recorded in the Davidson County Register of Deeds Office, in Instrument No. 20190522-0048498, respectively, and acknowledged that she executed the same as the free act and deed of the said Don L. Thornberry for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2019.

Notary Public

My Commission Expires: 6-10-2019

(SEAL)

MARY BETH MCNEESE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Louise Thornberry, the 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 and official seal, this the 29th of May, 2019.

Notary Public

My Commission Expires: 6-10-2019

(SEAL)

MARY BETH MCNEESE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

File Number: GRN-1903328FC

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)