WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

$270000.00
SP

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5883H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John-Paul Jorissen and Sarah L. Jorissen	New Owner	026-03-0-004.00
103 Digby Ct.		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHIRLEY G. BREECE, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN-PAUL JORISSEN AND SARAH L. JORISSEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 306 on the Plan of Subdivision of Windsor Green, Phase II, Seaction III of record in Plat Book 6900, Page 845, 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 Shirley G. Breece, unmarried by Warranty deed from B. Glenda Carlson, married of record in Instrument No. 20110706-51576 Register's Office for Davidson County, Tennessee, dated June 30, 2011 and recorded on July 06, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 103 Digby Ct., 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 247309 DEEDWARR
06/24/2019 10:26:30 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20190624-0060676

Witness my hand on the 20th day of June, 2019.

Shirley G. Breece

Shirley G. Breece

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, SHIRLEY G. BREECE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of June, 2019.

Sondra Brown

Notary Public

My Commission Expires: 3/3/2020

Sondra Brown
State of Tennessee Notary Public
Davidson County

File #: 19-5883H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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.

Penny Y. Ray

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
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)