Karen Johnson Davidson County
Batch# 269846 DEEDWARR
08/12/2019 10:30:43 AM 2 pgs
Fees: $13.00 Taxes: $930.55
20190812-0080061

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $251,500.00.

KM

Affiant

Subscribed and sworn to before me, this 9th day of August, 2019.

Notary Public
My commission expires: [redacted]

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
LOUIS CLIFFORD RHODES IV 7225 OLE NOTTINGHAM DRIVE ANTIOCH, TN 37013	NEW OWNER	151-10-0A 190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason George, a single man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Louis Clifford Rhodes, IV and Brooke Rhodes, husband and wife,** hereinafter called the Grantees, their successors 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 ALL OF LOT NO. 158, PHASE 2, OF THE VILLAGES OF LONG HUNTER, A PLANNED UNIT DEVELOPMENT AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20020515-0059732, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JASON GEORGE, A SINGLE MAN, AND RYAN LOCKERY, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, FROM RICKY. W. JOHNSON, A MARRIED MAN, BY WARRANTY DEED DATED JUNE 6, 2014, OF RECORD IN INSTRUMENT NO. 20140609-0049748, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JASON GEORGE, A SINGLE PERSON, BY QUITCLAIM DEED FROM RYAN LOCKERY, A SINGLE PERSON, DATED JULY 2, 2019, OF RECORD IN INSTRUMENT NO. 20190703-0065229, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 7225 OLE NOTTINGHAM DRIVE, ANTIOCH, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws,

restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of August, 2019.

JASON GEORGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JASON GEORGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 9th day of AUGUST, 2019.

Notary Public

My Commission expires: 11/08/22

(SEAL) BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON