WARRANTY DEED

Karen Johnson Davidson County
Batch# 280614 DEEDWARR
09/04/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20190904-0089294

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$246,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of August 2019.

Notary Public
My Commission expires: 3/31/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jody Packer and Janet Berka	**New Owner**	**150-10-0-255.00**
3028 Stonebridge Road	**3028 Stonebridge Road**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEESS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tim W. Defriez and wife, Karen E. Lee-Defriez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jody Packer and Janet Berka, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE 9TH CIVIL DISTRICT OF ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No.5 on the Plan of the 1st Revision to Stonebridge, of record in Plat 9700, Page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Gary Sharpe and wife, Rebecca Sharpe to Tim W. Defriez and wife, Karen Lee Defriez, as set forth in Deed Instrument #20011107-0122101 dated 10/04/2001, recorded 11/07/2001, DAVIDSON County, TENNESSEE.

Further being the same property conveyed to Tim W. Defriez and wife, Karen E. Lee-DeFriez by Quitclaim Deed from Tim W. DeFriez and wife, Karen E. Lee-DeFriez, who acquired title as Karen Lee DeFriez, dated February 22, 2018, recorded March 1, 2018, of record in Instrument No. 20180301-0019285, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (__X__) unimproved (_____) property known as 3028 Stonebridge Road, Antioch,

Tennessee, 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, his heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS is 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. GRANTORS 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, his 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 hand(s) this 27th day of August 2019.

TIM W. DEFRIEZ
GRANTOR

KAREN E. LEE-DEFRIEZ
GRANTOR

STATE OF TN)
COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, Tim w. Defriez and Karen E. Lee-Defriez 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 27th day of August, 2019.

My commission expires 3-8-2021

Notary Public

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy of Certification

I, Bonnie Curry, 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M Holmes

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

