Karen Johnson Davidson County
Batch# 284453 DEEDWARR
09/11/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $732.02
20190911-0092152

WARRANTY DEED

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,844.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of Aug, 2019

Tina Kelley
Notary Public

MY COMMISSION EXPIRES: 10/23/2019
(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).
John Nasrat and Crystal Nasrat	New Owner	034 01 0 051.00
(NAME)	(NAME)	
852 Wren Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **Betty B. Jones, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Nasrat and Crystal Nasrat, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Echo Meadows, of record in Book 2331, page 64, Register's Office for the said County.

Said lot fronts 120 feet on the easterly side of Wren Road and runs back 331 feet on the southerly line and 318.4 feet on the northerly line to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to Bobby E. Jones and wife, Betty B. Jones by Warranty Deed from Effie H. Joyner, a widow dated May 14, 1962 and recorded May 15, 1962 in Book 3376, Page 287, in said Register's Office for Davidson County, Tennessee.
*Bobby E. Jones died on April 21, 2013, leaving Betty B. Jones as the surviving tenant by the entirety.
Durable General Powers of Attorney to close on sale of real Estate for Betty B Jones dated 12-4-13 recorded Simultaneously Herewith.
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.

unimproved ☐
This is improved ☒ property, known as 852 Wren Road, Goodlettsville, TN 37072

File Number: GRN-1908296SSO

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 23rd day of August, 2019

Melissa Jean Jones by Power of attorney for Betty Brown Jones as her attorney in fact

Melissa Jean Jones by Power of Attorney for Betty Brown Jones, as her attorney in fact

Angela Lynn Bennett by Power of Attorney for Betty Brown Jones in fact

Angela Lynn Bennett by Power of Attorney for Betty Brown Jones, as her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Melissa Jean Jones, 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 Betty Brown Jones, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Angela Lynn Bennett, 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 Betty Brown Jones, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1908296SSO

True Copy Certification

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

Shelly Walling

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Tina Kelley,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tina Kelley

Tina Kelley

My Commission Expires: 10/23/2019

SEAL

