WARRANTY DEED

Karen Johnson Davidson County
Batch# 292238 DEEDWARR
09/27/2019 09:58:18 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190927-0098427

MEGAN ROSS BAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF September, 20 19

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mason Garrett Jeffries and Vanessa Rose Jeffries	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME) 4855 Concord Drive	(NAME)	07508018100
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Angie M. Pinson, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mason Garrett Jeffries and Vanessa Rose Jeffries,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 509, on the Plan of Tulip Grove Subdivision, Section 9, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 4855 Concord Drive, Hermitage, TN 37076

Being the same property conveyed to Angie M. Pinson by virtue of that certain Quit Claim Deed dated October 3, 2017, and being of record at Instrument No. 20171019-0106988 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Angie M. Pinson and James C. Pinson, III by virtue of Warranty Deed dated March 26, 2002 at Instrument No. 20020328-0038551 in the amount of $124,900.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4864, Page 924, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4855 Concord Drive Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12TH day of September, 2019.

Angie M. Pinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Angie M. Pinson, unmarried** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12TH day of September, 2019.

Notary Public

My Commission Expires: 7-5-21

