Karen Johnson Davidson County
Batch# 324934 DEEDWARR
12/04/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $802.26
20191204-0125287

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $216,825.00.

LATIKA RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-21-2022

Affiant

Subscribed and sworn to before me, this 4th day of December, 2019.

Notary Public
My commission expires: 03/21/2022

05-1910-67631

Address of New Owner:	Send Tax Bills to:	Tax Information:
James R. Jones 5512 S New Hope Road Hermitage TN 37076	James R. Jones 5512 S New Hope Road Hermitage, TN 37076	110-00-0-005.00

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, **James L. Cherry and Betty J. A. Cherry, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James R. Jones and Donna C. Jones**, 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, and being more particularly described as follows, to-wit: Beginning at an iron pin in concrete located beneath a 6 foot diameter bush in the westerly Right-of-way of S New Hope Road (50 foot right of way), said iron pin being 327 feet, more or less, northerly of the intersection of the westerly right of way of S New Hope Road and the northerly right of way of Stewarts Ferry Pike, thence leaving said westerly right of way North 81 degrees 17 minutes 22 seconds West a distance of 319.41 feet (assumed basis of bearings) to an iron pin in concrete in a wood rail fence line; thence North 07 degrees 25 minutes 19 seconds East a distance of 124.47 feet to an iron pipe in said fence line; thence South 81 degrees 23 minutes 18 seconds East (erroneously referenced as "West" in previous deed) a distance of 321.23 feet to an iron pin in concrete in the westerly right of way of said S New Hope Road; thence with the said westerly right of way South 08 degrees 15 minutes 39 seconds West a distance of 125.00 feet to the point of beginning, according to survey dated June 30, 2010 by Joseph P. McClannahan, Registered Land Surveyor TN RLS No. 772.
For informational purposes only: prior deed references subject property to contain 39,950 square feet or 0.92 acres, more or less.

Being the same property conveyed to James L. Cherry and Betty J. A. Cherry, husband and wife by deed from David L. Coleman, Thomas H. Coleman, William R. Coleman, and Joseph T. Coleman, dated August 27, 2010, recorded September 15, 2010, of record in Instrument No. 20100915-0073179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5512 S New Hope Road, Hermitage, TN 37076.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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 do further covenant and bind ourselves, our 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 4th day of December, 2019.

James L. Cherry

Betty J. A. Cherry

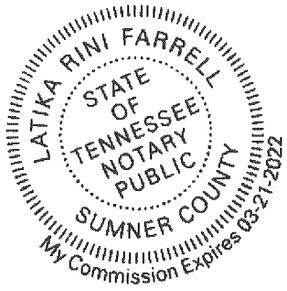
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James L. Cherry and Betty J. A. Cherry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 4th day of December, 2019.

Notary Public

My Commission expires: 03/21/2022



True Copy Certification

I, Krystal Schuster, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/21/2022

