Karen Johnson Davidson County
Batch# 335163 DEEDWARR
12/27/2019 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20191227-0133625

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00 .

Laura Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December 20 19 .

Robyn Dubray
Notary Public
COMMISSION EXPIRES: 2/15/2021

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol Beene	Pinnacle Fin.	086 14 0A 115.00
(NAME)	(NAME)	
115 Thistle Lane	1125 Ocean Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Lakewood, NJ 08701	
(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, I, **Tanya Jones, a married woman, f/k/a Tanya Siegrist,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Beene, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 115 on the Plan of Hermitage Meadows Subdivision, Stage Two, as of record in Plat Book 5200, Page 682, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Tanya Siegrist, unmarried by Deed dated August 28, 2008 from Suzanne M. Montgomery, unmarried, recorded September 5, 2008, in Instrument Number 200809050091266, in the Official Records of Davidson County, Tennessee. The said Tanya Siegrist having since married now known as Tanya Jones.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 115 Thistle Lane (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37076 (Postal Zip)

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 208590

File No.: 1883-19

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; 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, successors 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 19th day of December, 2019.

Tanya Jones

Tanya Jones

State of FLORIDA

County of Polk

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Tanya Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19 day of December, 2019.

Notary Public

Commission Expires: AUGUST 14, 2022

ESTEBAN HERRERA
Notary Public, State of Florida
Commission# GG 248470
My comm. expires Aug. 14, 2022

File No: 1883-19

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

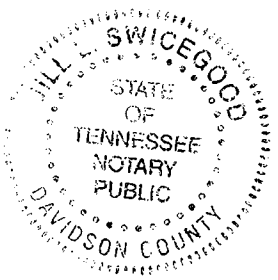
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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