Karen Johnson Davidson County
Batch# 348712 DEEDWARR
01/27/2020 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20200127-0009404

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 24thday of January, 2020.

Notary Public
My commission expires: 12/15/21

02-2001-50804

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alessandra A. Jones 7364 Middlebrook Circle Nashville, TN 37221	NEW OWNER	126-15-0-B 198.00CO

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, **Joe A. Jamison and Lynnette W. Jamison, Trustees U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alessandra A. Jones, an unmarried woman,** hereinafter called the Grantee, 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, being Lot No. 93, on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, as amended in Instrument No. 20011210-0135637, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe A. Jamison and Lynnette W. Jamison, husband and wife by deed from NVR, Inc., a Virginia Corporation, Trading As Fox Ridge Homes, dated August 28, 2002, recorded September 4, 2002, of record in Instrument No. 20020904-0106317, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to K. Thomas Sidwell, Trustee by Quitclaim Deed from Joe A. Jamison and Lynnette W. Jamison by Quitclaim Deed from K. Thomas Sidwell, Trustee, and further conveyed to Joe A. Jamison and/or Lynnette W. Jamison, Trustees U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust by Quitclaim Deed from K. Thomas Sidwell, Trustee, dated August 28, 2002, recorded September 4, 2002, of record in Instrument No. 20020904-0106319, re-recorded in Instrument No. 20021212-0153487, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joe A. Jamison and wife, Lynnette W. Jamison by Quitclaim Deed from Joe A. Jamison and/or Lynnette W. Jamison, Trustees U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust, dated April 30, 2009, recorded May 7, 2009, of record in Instrument No. 20090507-0042179, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joe A. Jamison and/or Lynnette W. Jamison, Trustees U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust by Quitclaim Deed from Joe A. Jamison and wife, Lynnette W. Jamison, dated May 29, 2009, recorded June 12,

2009, of record in Instrument No. 20090612-0054876, 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 7364 Middlebrook Circle, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, 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 24th day of January, 2020.

Joe A. Jamison, Trustee U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust

Lynnette W. Jamison, Trustee U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joe A. Jamison, Trustee U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust and Lynnette W. Jamison, Trustee U/A/D October 15, 2001, of the Jamison Joint Revocable Living Trust and Any Successors in Trust**, 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 Brentwood, TN, this 24th day of January, 2020.

Notary Public

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 07/24/2023

True Copy Certification

I, **Jennifer Pennell**, 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.

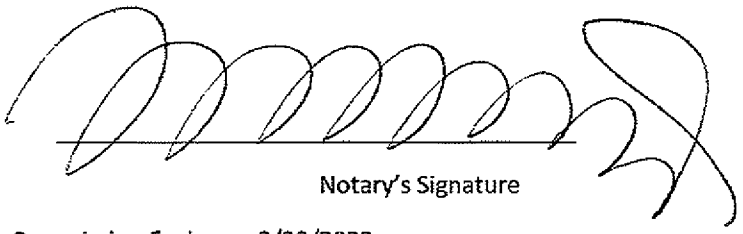


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

