WARRANTY DEED

Karen Johnson Davidson County
Batch# 405869 DEEDWARR
05/26/2020 03:33:39 PM 2 pgs
Fees: $13.00 Taxes: $834.35

20200526-0054194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Loy	new owners	172-08-0- A-113.00CO
(NAME)	(NAME)	
1609 Hunters Branch Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Hillary A. Jackson, an unmarried person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Loy, a single man, and Samantha Elizabeth Johnson Potts, a single woman, as Tenants in common with Right of Survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 113, on the plan of SECTION TWO-A, HUNTERS BRANCH, Planned Unit Development, of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Hillary A. Jackson, an unmarried person by Warranty Deed dated 11/16/2007 from Joshua Davis and wife, Kimberly Davis of record in Instrument 200712050140583, as corrected in Instrument 201406300057364, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Book 6601, Page 7, By-Laws of record in Book 6632, Page 429, Deed of Conveyance of record in Book 7893, Page 324, Deed of Conveyance of record in Book 7893, Page 407, Quitclaim Deed to the Homeowner's Association of record in Book 6612, Page 885, Charter of the Homeowners Association of record in Book 6632, Page 424, as amended in Book 8923, Page 318, said Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

RETURN TO
RUDY TITLE AND ESCROW, LLC
OUR FILE: R CBB 20 1609
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

unimproved ☐

This is improved ☒ 1609 Hunters Branch Road, Antioch, TN 37013

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day May 2020.

Hillary A. Jackson

Hillary A. Jackson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hillary A. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of May, 2020.

Notary Public

My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129