Karen Johnson Davidson County
Batch# 429312 DEEDWARR
07/01/2020 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20200701-0071227

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-19-2023
(AFFIX SEAL)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Talaiya Mendoza, Tiago National Title, LLC, 1333 West 120th Avenue, Suite 315, Westminster, CO 80234

File No.: TN20-03715

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James Jolley and Cara Jolley	Lending Hand Mortgage	162-05-0-196.00
(NAME)	(NAME)	
308 Ash Grove Court	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOESPH DAVID OWEN AND HARRIET BALSINGER WHO ACQUIRED TITLE AS HARRIET JONES OWEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES JOLLEY AND CARA JOLLEY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in Davidson County, Tennessee, described as follows: to-wit:

Being Lot No. 42 on the Plat of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more

complete and accurate legal description.

BEING THE SAME PREMISES conveyed unto Harriet Jones Owen by Quit-Claim Deed recorded November 3, 2016 in the Office of the Register of Deeds for Davidson County, Tennessee in Instrument No. 20161103-0116311.

Parcel ID No: 162-05-0-196.00

unimproved ☐
This is improved ☒ property, known as 308 Ash Grove Court, Nashville, TN 37211
(House No.) (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 our hands this 22 day of June, 2020.

Joesph David Owen

Harriet Balsinger F/K/A Harriet Jones Owen

BY: Harriet Balsinger
Harriet Balsinger

STATE OF Tennessee

County OF Davidson

I, Dotty J. Harper, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Joesph David Owen and Harriet Balsinger who acquired title as Harriet Jones Owen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of June, 2020.

Dotty J. Harper
Notary Public

My Commission Expires: 8-19-2023

(SEAL)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Bobbie Jo Stoldt, 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.

Bobbie Jo Stoldt
Signature

State of FLORIDA

County of HILLSBOROUGH

Personally appeared before me, JAMES ALLEN DENHAM a notary public for this county and state, BOBBIE JO STOLDT 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: 07.14.2023
Notary' Seal (if on paper)

