WARRANTY DEED

Karen Johnson Davidson County
Batch# 441788 DEEDWARR
07/22/2020 08:01:30 AM 8 pgs
Fees: $43.00 Taxes: $851.00
20200722-0080258

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Debbie A. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of July, 2020.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
Angela Seaton-Perez	JPMorgan Chase Bank, NA	151100A28600CO
(NAME)	(NAME)	
7133 S Hampton Boulevard	3415 Vision Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbus, OH 43219	
(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, we **Bruce A. Jones, Sharon Heckler, Brian Brown and Joe Brown** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Angela Seaton-Perez, unmarried and Sithiphone Tony Phomsopha, unmarried, as tenants in common with rights 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. 211 on the Plan of Phase 3, Villages of Long Hunter, P.U.D, of record in Plat at Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carole D. Jones a single Person by Warranty Deed from Michael L. Hagar, unmarried, dated 08/20/2007 and recorded 08/24/2007, of record in Instrument 200708240101570, and Affidavit in correction of legal description of record in Instrument 200710090120086, Affidavit in correction of notary acknowledgement of record in Instrument 200709250114388, Register's Office for Davidson County, Tennessee.

The said Carole D. Jones died intestate on 02/02/2020, vesting subject property to Bruce A. Jones, Sharon Heckler, Brian Brown and Joe Brown her heirs at law as evidenced in File No. 20P585, Probate Court Clerk's Office for Davidson County, Tennessee and further evidenced by . Affidavits of Heirship being filed and recorded simultaneously herewith as Exhibits A and B.

Subject to all matters shown on the plat of record in Plat Instrument 200307070093205 and Instrument 200002070012630; Covenants, conditions, easements and restrictions recorded in Instrument 200105310056382, and amended Instrument 200311110164945; Easement including terms and conditions thereof as recorded in Book 1101, Page 457, Book 1115, Page 302, Book 2338, Page 466, Book 4446, Page 423, Book 4535, Page 351, Book 8197, Page 288, Book 8358, Page 91, Book 8358, Page 94, Book 9661, Page 919, Instrument 200009060088271, Instrument 200009060088272, Instrument 200010300107415, Instrument 200207180086411, Instrument 200209120111084, Instrument 200210090123120; Charter of Villages of Long Hunter Homeowners Association record in Instrument 200105310056381; Quitclaim Deed conveys to Villages of

Hunter Homeowners Association record in Instrument 200410220127537, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ **7133 S Hampton Boulevard, 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 14th day of July, 2020.

Bruce A. Jones

Sharon Heckler

Brian Brown

Joe Brown

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce A. Jones, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

File No.: 791713
Warranty Deed TN

State of Texas
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Heckler, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of July, 2020.

_____
Notary Public:
My Commission Expires: _____

State of Texas
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Brown, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of July, 2020.

_____
Notary Public:
My Commission Expires: _____

State of Texas
County of Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Brown, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of July, 2020.

Kereny Hernandez
Notary Public:
My Commission Expires: 6.4.2024

KERENY HERNANDEZ
Notary ID #132506563
My Commission Expires
June 4, 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 791713
Warranty Deed TN

State of Texas
County of Midland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Heckler, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8 day of July, 2020.

Notary Public:
My Commission Expires: 1-15-2022

TWILA GAYE DENISON
Notary Public, State of Texas
Comm. Expires 01-15-2022
Notary ID 129677394

State of Texas
County of Midland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Brown, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8 day of July, 2020.

Notary Public:
My Commission Expires: 1-15-2022

TWILA GAYE DENISON
Notary Public, State of Texas
Comm. Expires 01-15-2022
Notary ID 129677394

State of Texas
County of Midland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Brown, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8 day of July, 2020.

Notary Public:
My Commission Expires: 1-15-2022

TWILA GAYE DENISON
Notary Public, State of Texas
Comm. Expires 01-15-2022
Notary ID 129677394

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 791713
Warranty Deed TN

Hunter Homeowners Association record in Instrument 200410220127537, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ **7133 S Hampton Boulevard, 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 8 day of July, 2020.

Bruce A. Jones

Sharon Heckler

Sharon Heckler

Brian Brown

Joe Brown

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce A. Jones, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8 day of July, 2020.

Notary Public:
My Commission Expires: 1-15-2022

TWILA GAYE DENISON
Notary Public, State of Texas
Comm. Expires 01-15-2022
Notary ID 129677394

State of Tennessee
County of Wilson

Hunter Homeowners Association record in Instrument 200410220127537, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ **7133 S Hampton Boulevard, 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 8th day of July, 2020.

Bruce A. Jones

Sharon Heckler

Brian Brown

Brian Brown

Joe Brown

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce A. Jones, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of July, 2020.

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Wilson

State of Texas
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Heckler, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of July, 2020.

_____
Notary Public:
My Commission Expires: _____

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Brown, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of July, 2020.

Alexsis Gonzalez
Notary Public:
My Commission Expires: 2-21-23

ALEXSIS GONZALEZ
My Notary ID # 131902466
Expires February 21, 2023

State of Texas
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Brown, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of July, 2020.

_____
Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 791713
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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 WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

