Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2053

Karen Johnson Davidson County
Batch# 449446 DEEDWARR
08/04/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200804-0086029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2020

Notary Public

Commission Expires: 7/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyrone Markehl Dumas 8208 Ramstone Way Antioch, TN 37013	NEW OWNER	182-06-0A-172.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Jacob Allen Truax, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyrone M. Dumas, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Final Plat of Old Hickory Hills, Phase Two - Section One of record in Plat at Instrument No. 20030623-0086188, 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 Miriam E. Grey and Jacob A. Truax, both unmarried, as tenants in common by Warranty deed from Ashley Snyder and husband, Brian E. Snyder of record in Instrument No. 20060403-0037886 Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on April 03, 2006. (Value of consideration shown in aforementioned deed $175,750.00.)

Being the same property conveyed to Miriam E. Truax and Jacob A. Truax, wife and husband, as tenants by the entirety by Quitclaim deed from Miriam E. Truax f/k/a Miriam E. Grey and Jacob A. Truax of record in Instrument No. 20140513-0040696 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 13, 2014. (Value of consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Jacob A. Truax by Quitclaim deed from Miriam E. Truax of record in Instrument No. 20160606-0056962 Register's Office for Davidson County, Tennessee, dated may 31, 2016 and recorded on June 06, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 8208 Ramstone Way Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8208 Ramstone Way, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2020.

Jacob Allen Truax

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob Allen Truax** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2020.

Notary Public
My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 2[illegible]
Franklin, TN 37064
File # 813500

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

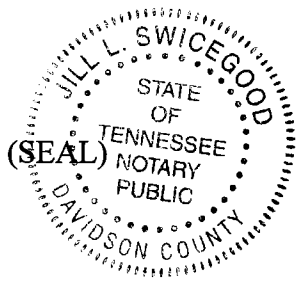
Attorney or Custodian

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 Donald R. Barrett, Jr., 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

900