WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: May 09, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Frey	New Owner	Map & Parcel 061 08-0 135.00
(NAME)	(NAME)	
4617 Log Cabin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 456646 DEEDWARR
08/13/2020 02:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20200813-0090939

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, James R. Thomas and Deborah L. Thomas, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jessica Frey, a single woman and Matthew Edwards, a single man, as tenants in common with right of survivorship, 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:

Being Lot No. 1 and the northwest triangular part of Lot No. 2 on the Map of A.J. McGaughey's Subdivision, 2nd Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office for said County, as follows:

Beginning on the southwesterly margin of Log Cabin Road, at the northwest corner of Lot No. 1; thence with said Road, in a southeasterly direction 149 feet to a point; thence leaving said road, in a southwesterly direction 90 feet to a point in the line between Lot Nos. 1 and 2; thence with the line between said lots, South 160 feet to the southeast corner of Lot No. 1; thence west along the line between Lots 1 and 4, 75 feet; thence northerly 167 feet to the point of beginning.

Being the same property conveyed to James R. Thomas and wife, Deborah L. Thomas by deed from Mark A. Elmore, Trustee of record in Book 11624, page 109, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 843, Page 71, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4617 Log Cabin Road, Nashville, TN 37216
(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 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 10th day of August, 2020.

James R. Thomas

Deborah L. Thomas

STATE OF TENNESSEE

COUNTY OF Robertson

On this 10th day of August, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James R. Thomas and Deborah L. Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202008130090939