WARRANTY DEED

Karen Johnson Davidson County
Batch# 462953 DEEDWARR
08/24/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200824-0095720

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-071564

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trevor N. Jones and Katie M. Jones	New Owner	
(NAME)	(NAME)	182-06-0A-310.00-CO
8828 Cressent Glen Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES D. HATCHER AND STEFANIE J. HATCHER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TREVOR N. JONES AND KATIE M. JONES, HUSBAND AND WIFE** 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. 375 on the Plan of Final Plat of Old Hickory Hills, Phase Three-Section One, Cluster Lot Subdivision of record in Plat at Instrument No. 20060420-0045296, 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 Charles Dallas Hatcher, unmarried and Stefanie Lynn James, unmarried by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20070131-0012748 Register's Office for Davidson County, Tennessee, dated January 26, 2007 and recorded on January 31, 2007. And further, being the same property conveyed to Charles D. Hatcher and Stefanie J. Hatcher, husband and wife by Quitclaim deed from Charles Dallas Hatcher and Stefanie Lynn James (n/k/a Stefanie J. Hatcher) of record in Instrument No. 20120510-0040449 Register's Office for Davidson County, Tennessee, dated May 03, 2012 and recorded

on May 10, 2012.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 8828 Cressent Glen Court, Antioch, TN 37013
(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 my/our hand(s) this the 5th day of August, 2020

Charles D. Hatcher

Stephanie J. Hatcher
~~Stephanie~~ Stefanie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of August, 2020, before me personally appeared Charles D. Hatcher and ~~Stephanie~~ Stefanie J. Hatcher, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of August, 2020.

Notary Public

My Commission Expires: 5.2.22

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-02-2022

True Copy Certification

I, **Jennifer Pennell**, 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.

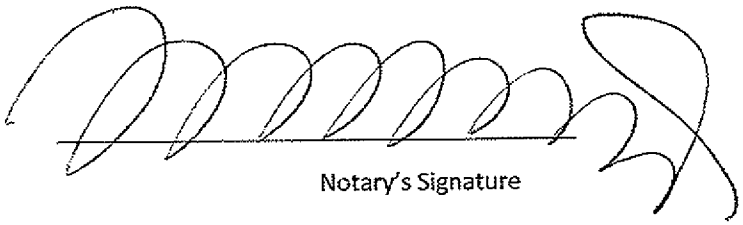


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

