WARRANTY DEED

Karen Johnson Davidson County
Batch# 465315 **DEEDWARR**
08/27/2020 09:34:58 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200827-0097121

R-PR-20-402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia L. Brown and Trever L. Howse	**Same as New Owner**	
(NAME)	(NAME)	
402 Hickory Chase Drive		**042-16-0A-024.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **JOAN E. JONES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA L. BROWN, UNMARRIED, AND TREVER L. HOWSE, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Final Plat of Hickory Chase of record in Plat Book 7900, Page 973, 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 Joan E. Jones by Warranty deed from David K. Wachtel of record in Book 10267, page 376, Register's Office for Davidson County, Tennessee, dated November 20, 1996 and recorded on November 22, 1996.

Joan E. Jones is one and the same as Joan Jones.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 7900, Page 973, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9683, Page 193, as amended in Book 10279, Page 741, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 10264, Page 975, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space/common areas of record in Book 10264, Page 977, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4611, Page 71 and Book 5559, Page 548, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7681, Page 376, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **402 Hickory Chase Drive, Madison, Tennessee 37115**.

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), their heirs and 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), 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 21st DAY OF AUGUST, 2020.

X Joan E Jones by Carrie Nalls as Attorney in Fact
Joan E. Jones by Carrie Nalls as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE NALLS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOAN E. JONES, and who acknowledged he/she/they executed the same as the free act and deed of the said JOAN E. JONES.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212