Karen Johnson Davidson County
Batch# 487959 DEEDWARR
10/02/2020 10:06:51 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20201002-0114029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-21

(AFFIX SEAL)

JONATHON TRISTON TACO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark Anthony Davis and Megan Elizabeth Davis, husband and wife	NOW OWNER (NAME)	
309 Freda Villa (ADDRESS)	(ADDRESS)	051-11-0-057.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Margaret Burris Leeman Jones and Amy Carroll Jones Thomas and Paige Jones Ownby, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clark Anthony Davis and Megan Elizabeth Davis, husband and wife, hereinafter called the Grantees, their heirs 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. 80 on the Plan of Oakland Acres, Section 10 of record in Plat Book 2900, Page 140, 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 Robert O. Jones and Margaret Burris Leeman by Warranty deed from Richard A. Castle and wife, Cathey Castle of record in Book 9857, page 894, Register's Office for Davidson County, Tennessee, dated October 27, 1995 and recorded on November 13, 1995. The said Robert O. Jones and Margaret Burris Leeman subsequently married, she being now known as Margaret Burris Leeman Jones. The said Robert O. Jones died on January 6, 2009, survived by his wife Margaret Burris Leeman Jones and all of his children, being Amy Carol Jones and Paige Jones Ownby. See also Affidavit of Heirship in Instrument No. 20130826-0089713.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 309 Freda Villa, Madison, TN 37115
(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 my/our hand(s) this 1st day of October, 2020.

WARRANTY DEED

(Continued)

Margaret Burris Leeman Jones

Amy Carroll Jones

Paige Jones Ownby, by Amy C. Jones, her Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Burris Leeman Jones, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Carroll Jones, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy C. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). andbeing duly sworn acknowledged that he/she is Attorney in Fact for Paige Jones Ownby, the bargainor, and executed the within instrument as the free act and deed of said Paige Jones Ownby for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072