WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November, 2020.

Notary Public
COMMISSION EXPIRES: 11.20.23

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Karen Johnson Davidson County
Batch# 537089 DEEDWARR
12/17/2020 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20201217-0149440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany Nicole Young	New Owners	053-03-0-052
(NAME)	(NAME)	
1206 Clarke Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Edye Durham Jones, unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Nicole Young, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 98 of Section "B" on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edye Durham Jones, a married woman by Deed dated April 26, 1996 from Joe Madison Gleaves, Jr. and wife, Janet M. Gleaves and Jay R. Bernard and wife, Dorothy B. Bernard, recorded April 29, 1996, in Book 10028, Page 952, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1206 Clarke Street (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (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. successors 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, successors 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 19 day of November, 2020.

Edye Durham Jones

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Edye Durham Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19 day of November, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY