**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 541867 DEEDWARR
12/23/2020 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20201223-0152875

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $260,000

Affiant Signature

Subscribed and sworn to before me on this the 11 Day of December, 2020.

Notary Public

My Commission expires 11 / 08 / 2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
James Bruce Jones Jr
512 Black Mountain Court
Antioch, TN 37013

**SEND TAX BILLS TO:**
James Bruce Jones Jr
512 Black Mountain Court
Antioch, TN 37013

**MAP AND PARCEL NUMBER: Tax ID #:** 09508006800

# WARRANTY DEED

**20NT03357**

Effective the 11 Day of December, 2020, and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Charles Edward Judd, Brenda Gail Leake & Tammy Michelle Krantz nka Tammy Michelle Vari, as residuary devisees under the last will and testament of James Frank Judd.**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**James Bruce Jones, Jr**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Eva-Mor Heights, Section Two of record in Plat Book 1835, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 159 fronts 70 feet on the Northerly side of Tamworth Drive, and runs back between lines 123.74 feet on the West line and 160.61 feet on the East line, to a dead line, measuring 118 feet thereon.**

**Being the same property conveyed to Charles Edward Judd (1/3 Interest), Brenda Gail Leake (1/3 Interest), and Tammy Michelle Krantz nka Tammy Michelle Vari (1/3 interest) as residuary devisees under the last will and testament of James Frank Judd probated in the Davidson County Probate Court case #18P2097.**

**Being the same property conveyed to James F. Judd and wife, Pauline M. Judd, by Quit Claim Deed from John G. Doak, Trustee, dated 09/01/1978 and recorded 09/05/1978 in Book 5333, page 435, Register's Office for Davidson County, Tennessee. Pauline McGuffey Judd died 03/11/2008, leaving James F. Judd as surviving tenant by entirety.**

**This is an improved property commonly known as 303 Tamworth Dr, Nashville, TN 37214**

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11 day of Dec, 2020

Charles Edward Judd

**Charles Edward Judd**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Charles Edward Judd** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Brenda Gail Leake by Charles Edward Judd Attorney-in-Fact

**Brenda Gail Leake by Charles Edward Judd, Attorney-in-Fact**

State of TN }
County of Davidson }

On this 11 day of Dec, 2020, before me personally appeared **Charles Edward Judd** 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 **Brenda Gail Leake** and who acknowledged that he executed the same as the free act and deed of **Brenda Gail Leake.**

Notary Public

My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Tammy Michelle Krantz nka Tammy Michelle Vari

**Tammy Michelle Krantz nka Tammy Michelle Vari**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tammy Michelle Krantz nka Tammy Michelle Vari** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Patricia Ann Krantz

**Patricia Ann Krantz**

State of TN }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Patricia Ann Krantz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix** of **The Estate of James F. Judd,** and that as such **Executrix** executed the foregoing instrument for the purpose therein contained.

Notary Public

My commission expires: _____

CORTNEY JACKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Patricia Ann Krantz

**Patricia Ann Krantz**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Patricia Ann Krantz** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary Public

My commission expires: _____

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022