Karen Johnson Davidson County
Batch# 544313 DEEDWARR
01/04/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210104-0000242

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

# WARRANTY DEED

FOR AND IN 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, **SIERRA JONES F/K/A SIERRA CANNON, A MARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD SHELTON and ROSALYN BEATRICE HOCKETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

**LAND SITUATED IN DAVIDSON COUNTY, TN**

**BEING LOT 102, AS SHOWN ON THE MAP ENTITLED FINAL PLAT PARK RESERVE, A CLUSTER LOT PUD PHASE 1C, OF RECORD IN INSTRUMENT NO 20140407-0028960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**THIS BEING THE SAME PROPERTY CONVEYED UNTO SIERRA CANNON, AN UNMARRIED INDIVIDUAL, BY WARRANTY DEED FROM HABITAT FOR HUMANITY OF GREATER NASHVILLE, DATED MAY 27, 2016, OF RECORD IN INSTRUMENT NO 20160603-0056002, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THE SPOUSE OF THE GRANTOR DID NOT OCCUPY THE SUBJECT PROPERTY AS A PRIMARY RESIDENCE.**

**This is improved property, known as** 4152 POLK FOREST CIR, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

Witness our hands this 29th day of December, 2020.

Sierra Jones
**SIERRA JONES F/K/A SIERRA CANNON**

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SIERRA JONES F/K/A SIERRA CANNON** the within named bargainors, 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 for the purposes therein contained.

DONE at offices in Clarksville (City), TN, on this the 29th day of December, 2020.

Heather Brooks
NOTARY PUBLIC
My commission expires: 11/19/22

HEATHER BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2020.

NOTARY PUBLIC
My commission expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Address New Owner(s) as follows:**
DONALD SHELTON
ROSALYN HOCKETT
4152 POLK FOREST CIR
NASHVILLE, TN 37207

**Send Tax Bills To:**
Same as above

**Map and Parcel Number(s): 059 08 0A 102.00**

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