WARRANTY DEED

Karen Johnson Davidson County
Batch# 546462 DEEDWARR
01/05/2021 11:56:00 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20210105-0001543

#15333

State of Virginia
County of Chesterfield

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Emily West McClenny
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: Jun 30, 2024
(AFFIX SEAL)

NOTARY PUBLIC MARY CARLA BEZERRA SCOTT COMMONWEALTH OF VIRGINIA MY COMMISSION NUMBER 7127847

My Commission Expires June 30, 2024

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Boyd Jones	New Owner	18709-0A-224.00
(NAME)	(NAME)	
4116 Alva Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Emily West McClenny, f/k/a Emily West** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Boyd Jones,** _____, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson county, Tennessee, being Lot No. 224 on the Plan of Phase Five, section Two, Burkitt Village, of record in Instrument No. 20160608-0057962, 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 Emily West, by deed of record in Instrument No. 20170706-0068048, Register's Office for Davidson County, Tennessee. The said Emily West N/K/A Emily West McClenny.

This property is not the marital residence of the Grantor

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

unimproved ☐

This is improved ☑ property, known as 4116 Alva Lane, Nolensville, TN 37135
(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 hands this 30th day of December, 2020.

Emily West McClenny
Emily West McClenny

State of Virginia
County of Chesterfield

Personally appeared before me Emily West McClenny, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2020.

MARY CARLA BEZERRA SCOTT
NOTARY PUBLIC
MY COMMISSION NUMBER 7127847
COMMONWEALTH OF VIRGINIA

Notary Public
My Commission Expires: JUN 30, 2024

My Commission Expires June 30, 2024

File No.: 15333