Karen Johnson Davidson County
Batch# 556599 DEEDWARR
01/19/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20210119-0008070

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014970

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2021. NOTARY PUBLIC My commission expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Alan Sublett 2120 Skyglen Trace Antioch, TN 37013	Same address as new owner	173-08-0A-093.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars ($337,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN B. BANCROFT AND WIFE, KELLY L. BANCROFT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY ALAN SUBLETT, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 13, on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John B. Bancroft and wife, Kelly L. Bancroft, as Tenants by the Entireties from John B. Bancroft and Kelly L. Allen Bancroft, by Quitclaim Deed dated 02/04/2014 and recorded 02/20/2014 in Instrument No. 20140220-0014438, Register's Office of said County. Being the same property PREVIOUSLY conveyed to John B. Bancroft, unmarried and Kelly L. Allen, unmarried from Joon Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 11/04/2013 and recorded 11/04/2013 in Instrument No. 20131104-0114350, Register's Office of said County.

The address of the herein described property is believed to be 2120 Skyglen Trace, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of January, 2021.

JOHN B. BANCROFT

KELLY L. BANCROFT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John B. Bancroft and Kelly L. Bancroft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of January, 2021.

Notary Public
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

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

