Karen Johnson Davidson County
Batch# 578661 DEEDWARR
02/25/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210225-0023744

WARRANTY DEED

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer L. Jones	New Owner	
(NAME)	(NAME)	
324 Myatt Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Connie Geel, unmarried** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer L. Jones, an unmarried woman,** hereinafter called the GRANTEES, their heirs 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. 47 on the on the unrecorded plan of the resubdivision of Tracts 1 and 13 of the Survey of Anderson Tract, of record in Book 1130, page 37, said Register's Office, and being more particularly described as follows:

Beginning at a point on the Westerly margin of Myatt Drive, 190.02 feet South from the intersection of the Westerly margin of said Myatt Drive and the Southerly margin of Anderson Lane (formerly Thornton Avenue), said point being the Northeast corner of said Lot 47; thence, West with the line between Lots 47 and 49, 136 feet to the corner of Lot Nos. 47, 49, 54 and 52; thence, south with the line between Lots 47 and 54, 65 feet to the corner of Lots 46 and 47; thence, East with the line between Lots 46 and 47, 136 feet to the Southeast corner of said Lot 47; Thence North with Myatt Drive, 65 feet to the corner of Lots 47 and 49, being the point of beginning.

Included in the above property description but specifically excluded therefrom is that portion thereof conveyed to the Metropolitan Government, by deed of record in Book 4402, page 496, said Register's Office.

Being the same property conveyed to CONNIE GEEL, UNMARRIED, by deed from R. F. ENTERPRISES, LLC, of record as Instrument No. 20040917-0112183, dated August 31, 2004, said Register's Office.

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

unimproved ☐

This is improved ☑ property, known as 324 Myatt Dr., Madison, TN 37115
(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 22nd day of February, 2021.

Connie Geel

Connie Geel

State of Tennessee
County of Davidson

Personally appeared before me Connie Geel, 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 22nd day of February, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 15412

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

True Copy Certification

I, Margaret Philpott, 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 law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23