Karen Johnson Davidson County
Batch# 581119 DEEDWARR
03/02/2021 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,192.25
20210302-0026019

#36062

WARRANTY DEED

STACY L THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $592,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th Day of February 2021

Notary Public

MY COMMISSION EXPIRES : October 2, 2023

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire H. Coenen	Raymond James Bank	
(NAME) 4009 Murphy Rd.	(NAME) 710 Carillon Parkway	103-08-0-100.00
(ADDRESS) Nashville TN 37209	(ADDRESS) St. Petersburg, FL 33716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

#36062

FOR AND CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew S Jones and Natalie C Huffman NKA Natalie Jones, husband and wife

HEREINAFTER CALLED ~~THE GRANTORS~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claire H. Coenen, a single 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 Part of Lot No. 353 on the Plan of Richland Realty Co's West Lawn Subdivision of record in Plat Book 421, Page 32, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:
Beginning at a point on the Southerly margin of Murphy road (formerly Minnesota Avenue) at the corner of Lots No. 353 and 354; thence with the margin of said Road, Westwardly 61 feet the Northeast corner of the property conveyed to Robert William Rogers and wife, by deed from A. H. Wells and wife, of record in Book 1335, page 75, said Register's Office; thence with the Easterly margin of Rogers Property Southwardly 165 feet, more or less, to the Northerly line of the property conveyed to Joe S. Rutland and wife, by deed from A. H. Wells and wife, of record in Book 1261, page 448, said Register's Office; thence with the same Eastwardly 61 feet, more or less, to the line between Lots No. 353 and 354; thence with the line between the said two (2) lots Northwardly 165 feet to the point of beginning.
Being the same property conveyed to Matthew S. Jones, unmarried and Natalie C. Huffman, unmarried as joint tenants with the rights of survivorship, by deed dated July 8, 2014 from Sneha C. Oakley and Michael L. Oakley, wife and husband, of record in Instrument No. 20140710-0060892, Register's Office for Davidson County, Tennessee. The parties having since married. Natalie C. Huffman is now known as Natalie Jones.

unimproved ☐
This is improved ☒ property, known as **4009 Murphy Rd, Nashville, TN 37209**
(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 hand(s) this 25 day of February, 2021.

Matthew S Jones

Natalie C Huffman NKA Natalie Jones

STATE OF Tennessee

COUNTY OF DAVIDSON

On this 2/25/2021, before me personally appeared Matthew S Jones and Natalie C Huffman NKA Natalie Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Matthew S Jones and Natalie C Huffman NKA Natalie Jones.

Witness my hand at office on 25th day of FEBRUARY, 2021.

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

