WARRANTY DEED

Karen Johnson Davidson County
Batch# 617474 DEEDWARR
04/19/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210419-0051813

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

JESSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon Eric Jensen	Jon Eric Jensen	
(NAME) 206 Barley Mill Road	(NAME) 206 Barley Mill Road	064-02-0-013.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Joseph E. Sofranko and Patricia P. Sofranko, husband and wife**hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jon Eric Jensen and Marie Anne Jensen, husband and wife**, hereinafter called the GRANTEE(S), their 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. 125, on the plan of SECTION 5, BRANDYWINE FARMS, of record in Plat Book 4175, Page 18, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joseph E. Sofranko and wife, Patricia P. Sofranko by Warranty Deed dated 07/08/1977 from Jerry L. Cooper and wife, Suzanne H. Cooper of record in Book 5169, Page 480, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 18, Register's Office for Davidson County, Tennessee. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 201010040078795, said Register's Office. Encroachment Easement for Driveway of record in Instrument Number 20210409-0047305, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 206 Barley Mill Road, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of April, 2021.

Joseph E. Sofranko

Joseph E. Sofranko

Patricia P. Sofranko

Patricia P. Sofranko

State of FLORIDA
County of Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Sofranko and Patricia P. Sofranko, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

In Person

Witness my hand and Official seal this 15th day of April, 2021.

Ellen Welsh

Notary Public:
My Commission Expires: 11/17/21

ELLEN WELSH
Notary Public - State of Florida
Commission # GG 126806
My Comm. Expires Nov 17, 2021
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202104190051813

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

