WARRANTY DEED

Karen Johnson Davidson County
Batch# 618430 DEEDWARR
04/19/2021 03:59:34 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20210419-0052375

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dylan Michael Jones	New American Funding	04306016500
(NAME)	(NAME)	
566 Anderson Lane	1795 International Way	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210752

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael R. Scott and Valarie D. Scott, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dylan Michael Jones, an unmarried man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 21, Madison Park, Section 3, a plat of which is of record in Plat Book 3500, page 104, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Michael R. Scott and wife, Valarie D. Scott by Warranty Deed from Johnny L. Burns and Myra Ocie Burns, dated March 31, 2013 and filed of record in Instrument No. 20030403-0044277, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 566 Anderson Lane, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB-VR21-546

Witness my hand this 16 day of April, 2021.

Michael R. Scott

Valarie D. Scott

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael R. Scott and Valarie D. Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of April, 2021.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY