Karen Johnson Davidson County
Batch# 630027 DEEDWARR
05/06/2021 10:58:56 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20210506-0060935

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Christy Franklin
237 Birdwell Court
Goodlettsville, TN 37072

**SEND TAX BILL TO:**

New Owner

**MAP/PARCEL 033-05-0-011.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dawn E. Jones and Donald C. Jones, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Christy Franklin,** unmarried **hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Birdwell Subdivision of record in Plat Book 8250, Page 409, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Dawn E. Jones and Donald C. Jones, wife and husband by Warranty deed from Dana M. Wright and wife, Geneva A. Wright of record in Instrument No. 20170907-0091898 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 07, 2017.**

**Being also known as 237 Birdwell Court Goodlettsville, Tennessee 37072.**

This is improved property known as: **237 Birdwell Court, Goodlettsville, Tennessee 37072.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 5th day of May, 2021.

**WITNESS MY HAND** on this the 3rd day of May, 2021.

Dawn E. Jones

**Dawn E. Jones**

**Donald C. Jones**

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Dawn E. Jones and Donald C. Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of May, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of May, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23