Karen Johnson Davidson County
Batch# 637808 DEEDWARR
05/17/2021 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20210517-0066340

WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF MAY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3.17.24

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2275LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Emily Philpott and Harrison Sturm	New Owner	
721 Jones Park Court		060 16 0 285.00
Nashville, TN 37207		

FOR AND IN 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, WE,

SCOTT DOUGLAS REVEY AND JESSICA REVEY

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

Emily **~~EMIL~~ PHILPOTT, A SINGLE WOMAN AND HARRISON STURM, A SINGLE MAN, AS JOINT TENANTS**

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 8 on the Plan of the Resubdivision of Reserve Parcel "A" of Jones Park Estates, of record in Plat Book 6200, Page 23, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott Douglas Revey and Jessica Meyer, husband and wife, by Warranty Deed from Invent Communities, Inc., a Tennessee Corporation, of record in Instrument No. 20170822-0086171, in the Register's Office of Davidson County, Tennessee, dated August 18, 2017 and recorded on August 22, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Reserve Parcel "A" of Jones Park Estates, as recorded in Plat Book 6200, Page(s) 23.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jones Park Estates, as recorded in Plat Book 5210, Page(s) 349
5. Covenants, Conditions and Restrictions as set forth in Restricted Covenants recorded in Book 6405, Page 190.
6. Deed of Conveyance for water and sewer purposes in favor of The Metropolitan Government of Nashville and Davidson County, recorded in Book 6850, Page 366.
7. Deed of Conveyance for water and sewer purposes in favor of The Metropolitan Government of Nashville and Davidson County, recorded in Book 6850, Page 414.
8. Affidavit of Affixation of record in Instrument No. 20110824-0065570. Please note: This Affidavit was filed on additional lands as well. Lot Number 8 on The Jones Park Estates Plat Book 5210 at Page 349 is currently vacant land.

This is Improved property known as 721 Jones Park Court, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 14th day of May, 2021.

Scott Douglas Revey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, SCOTT DOUGLAS REVEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of _____, 2021.

Notary Public

KEVIN J. KEGARISE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/14/2023

Witness my hand on the 24 day of April, 2021.

Jessica Revey

Jessica Revey

STATE OF ~~TENNESSEE~~ FL

COUNTY OF Dade

Personally appeared before me, a Notary Public of said County and State, JESSICA REVEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dade, ~~Tennessee~~ FL, this 24 day of April, 2021.

Notary Public

My Commission Expires: Oct 24, 2023

HAROLDO D. RODRIGUEZ
Commission # GG 926019
Expires October 24, 2023
Bonded Thru Budget Notary Services

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: March 17, 2024