WARRANTY DEED

Karen Johnson Davidson County
Batch# 655908 **DEEDWARR**
06/14/2021 11:42:30 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20210614-0079747

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 6/8/2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

Prepared by:
Return and Return To
Chapman and Rosenthal Tit
30 Burton Hills Blvd., Suite
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Nicholas Jacques and Joanna M. Jacques	New Owner	171030A13800CO
(NAME)	(NAME)	
5308 Fredericksburg Way W		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark Cornell and Louann Cornell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Nicholas Jacques and Joanna M. Jacques, husband and wife,** 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 No. 101 as shown on the map entitled Section 6A, Fredericksburg, of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property Mark Cornell and Louann Cornell, husband and wife by deed dated August 18, 2017 from Debra A. Nune, a widow of record in Instrument No. 20170823-0086612, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5308 Fredericksburg Way W, Brentwood, TN 37027
(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 hands this 3rd day of June, 2021.

Mark Cornell

Louann Cornell

State of Florida
County of Volusia

On this 2nd day of June, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Mark Cornell and Louann Cornell, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 2nd day of June, 2021.

Notary Public
My Commission Expires: Dec 5, 2021

KIM BEKDERNAH
Notary Public - State of Florida
Commission # GG 145508
My Comm. Expires Dec 5, 2021
Bonded through National Notary Assn.

File No.: 21-Jacques