Karen Johnson Davidson County
Batch# 665025 DEEDWARR
06/25/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210625-0086449

NEW OWNER:
Georgia Ann Clark
2885 Lyncrest Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-224

MAP & PARCEL
096-13-0-126

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Alec Jones, a single man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Georgia Ann Clark, an unmarried woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Happy Acres of record in Plat Book 2331, Page 63, 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 Alec Jones, a single man by Warranty deed from Gether A. Justice and wife, Jane Ellen Justice of record in Instrument No. 20051227-0153242 Register's Office for Davidson County, Tennessee, dated December 16, 2005 and recorded on December 27, 2005. (Value of consideration shown in aforementioned deed $95,294.00.)

Being also known as 2885 Lyncrest Drive Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24 day of **June**, 2021.

Alec Jones

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Alec Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **June**, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **290,000.00.**

AFFIANT

Sworn to and subscribed to before me this 24th day of **June**, 2021.

NOTARY PUBLIC

My commission expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-24-2021.

Lori Patterson

Affiant

Date: 6-25-2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 25 day of June, 2021

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Notary Public

My Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON