21-CD-376

Register R
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 666120 DEEDWARR
06/28/2021 09:52:46 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20210628-0086984

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-16-2025

**THIS INSTRUMENT WAS PREPARED BY**
LAND TITLE SOUTH, INC. 3326 ASPEN GROVE DR., FRANKLIN, TN 37067

File No.: 21-CD-376

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Donald Roger Joynes Laura Joynes | New Owner | 09609015800 |
| (NAME) | (NAME) | |
| 409 Donelson Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MYRNA DELORES JOYNES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD ROGER JOYNES AND LAURA JOYNES, 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:

The land in Davidson County, Tennessee, being Lot No. 2 of Twin Lawn Subdivision as shown by plan of record in Book 2331, Page 9, Register's Office for said County.

Said Lot No. 2 fronts 93 feet on the easterly side of Donelson Pike and runs back between line 275.3 feet on the northerly side and 275.3 feet on the southerly side of a dead line in the rear and measures 93 feet on said dead line.

Being the same property conveyed to Myrna Delores Joynes, by Quitclaim Deed, from Charles Roger Joynes, dated June 11, 1998, recorded June 23, 1998, of record in Book 11032, page 672, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to C. Roger Joynes and wife, Myrna Delores Joynes, by Warranty Deed, from Charles L. Joynes and wife, Ruth R. Joynes, dated April 6, 1976, recorded April 12, 1976, of record in Book 5014, page 466, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 409 Donelson Pike, Nashville, TN 37214
(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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 25 day of June, 2021.

Myrna Delores Joynes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of June, 2021, before me personally appeared Myrna Delores Joynes to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 25 day of June, 2021.

Commission Expires:

DEBORAH J. BLACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-16-2025

Notary Public