WARRANTY DEED

Karen Johnson Davidson County
Batch# 666753 DEEDWARR
06/28/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210628-0087276

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/12/2024
(AFFIX SEAL)

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

File No.: 21-CD-375

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gabriela Luna and Juan Luna Beltran	Bank Of Tennessee	08507009200
(NAME)	(NAME)	
3112 Stafford Ave	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DONALD ROGER JOYNES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GABRIELA LUNA AND JUAN LUNA BELTRAN, 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:

BEING Lot No. 153 on the Plan of Stanford County Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Edgemount Drive at the corner of Lots 153 and 154; thence with the line between said lots, southerly 145 feet to a corner of Lot 152; thence with the line between Lots 152 and 153, southeasterly 99.82 feet to the westerly margin of Stafford Drive; thence with the margin of the same, northerly 147.19 feet to the beginning of a curve; thence around said curve, northeasterly 41.07 feet to the southerly margin of Edgemount Drive; thence with the margin of the same, westerly 116.26 feet to the point of beginning.

Being the same property conveyed to Donald Roger Joynes, by Quitclaim Deed, from C. Roger Joynes and wife, Myrna D. Joynes, as Joint Trustees for Donald Roger Joynes, dated October 21, 2020,

recorded October 26, 2020, of record in Instrument No. 20201026-0123963, Register's Office for Davidson County, Tennessee. Laura Joynes joins in this conveyance to reliquish maritial intesest in said property.

Previously being the same property conveyed to Charles Roger Joynes and Myrna Delores Joynes, as Joint Trustees for Donald Roger Joynes, by Quitclaim Deed, from Charles Roger Joynes and Myrna Delores Joynes and Mary Arline Evans, Trustee dated November 24, 1998, recorded January 12, 1999, of record in Book 11294, page 466, Register's Office for Davidson County, Tennessee.

Also previously being the same property conveyed to C. Roger Joynes and wife, Myrna D. Joynes, by Warranty Deed, from Elaine C. Traughber, dated February 22, 1968, recorded February 28, 1968, of record in Book 4215, page 421, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3112 Stafford Ave, 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 24 day of June, 2021.

Donald Roger Joynes

Laura Joynes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of June, 2021, before me personally appeared Donald Roger Joynes and Laura Joynes known 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 his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 24 day of June, 2021.

Commission Expires:

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

Notary Public

True Copy Certification

I, Christopher M. Corriveau, 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

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

