Karen Johnson Davidson County
Batch# 673345 DEEDWARR
07/08/2021 11:55:36 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20210708-0092146

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 342,000.00 .

Stephen Gregory Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 2021

Notary Public
COMMISSION EXPIRES: May 2, 2022

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Gregory Jones Janey Jones	Quicken Loans	065-05-0-012
(NAME) 4888 Rainer Drive	(NAME) 1050 Woodward Ave	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Marsha K. Robinson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Gregory Jones and Janey Jones, husband and wife, and Jennifer Southard , a married woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 398 on the Plan of Sherwood Forest, Section Four, as of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marsha K. Robinson, unmarried by Deed dated April 20, 2016 from Marsha K. Robinson and Carolyn C. Duffy, as Joint Tenants with the right of survivorship, recorded April 25, 2016, in Instrument Number 201604250039657, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4888 Rainer Drive Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DSB-BME-21-4888

File No.: 4603-21
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 this 1st day of July, 2021.

Marsha K. Robinson

Marsha K. Robinson

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Marsha K. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand this 1st day of JULY, 2021.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025