WARRANTY DEED

Karen Johnson Davidson County
Batch# 675313 **DEEDWARR**
07/12/2021 03:04:15 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210712-0093467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0513

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dudley Hayes McNitt and Kathleen Elizabeth Mills McNitt, husband and wife	Studio Bank	Map: 08511004800
(NAME) 210 Myrick Drive	(NAME) 124 12th Ave S. # 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMUEL D. JONES AND WIFE, SABRINA LYNNE JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DUDLEY HAYES MCNITT AND KATHLEEN ELIZABETH MILLS MCNITT, 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. 97 on the Plan of Section Three, Stanford Country Club Estates, of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Samuel D. Jones and wife, Sabrina Lynne Jones, by Trustee's Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Instrument No. 20090812-0075924, dated August 7, 2009, said Register's Office. See also Quitclaim Deed of record in Instrument No. 20080613-0061074 and Warranty Deed of record in Book 7882, Page 877, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3026, Page 310, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 210 Myrick Drive, 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.

Witness our hands this 9th day of July, 2021.

Samuel D. Jones

Sabrina Lynne Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel D. Jones and Sabrina Lynne Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 9th day of July, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA MICHELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.