Karen Johnson Davidson County
Batch# 708204 DEEDWARR
09/01/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20210901-0117735

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allison D Jones	Reliant Bank	Parcel ID: 084-10-0-055.00-000
(NAME) 2205 Weona Drive	(NAME) 1820 Swarthmore Ave	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melba R. Payne, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allison Jones, married**, 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:

Land in Davidson County, Tennessee, being Lot Number 288 on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular legal description.

Being the same property conveyed to Melba R. Payne, unmarried, By Warranty Deed from Donald N. Crosby and Randee Crosby, husband and wife dated June 13, 2013 recorded June 18, 2013, of record as Instrument No. 20130618-0061977 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2205 Weona Drive, Nashville, TN 37214

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 27 day of August, 2021

X Melba R. Payne
Melba R. Payne

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Melba R. Payne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BRANDON WESLEY LEWIS MY COMMISSION EXPIRES JULY 17, 2023

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BRANDON WESLEY LEWIS MY COMMISSION EXPIRES JULY 17, 2023

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the 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 8/27/21.

Celia Stewart Rouse
Affiant Signature

8/27/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

