Karen Johnson Davidson County
Batch# 709692 DEEDWARR
09/03/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.93
20210903-0118711

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 12-17-24
File No. G21-13580

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Whitney Elaine Viverette (NAME)	Same (NAME)	018-12-0A-035-00
319 Dorr Dr (STREET ADDRESS)	same (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	same (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jessica P. Jones and Chad J. Jones, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitney Elaine Viverette, an unmarried woman**, 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 No. 35 on the Plan of Emerald Cove, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 629, 630 and 631, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jessica P. Jones and Chad J. Jones, wife and husband by Deed dated February 1, 2018, recorded February 6, 2018, in Instrument Number 20180206-0012067, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 319 Dorr Dr, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 30th day of August, 2021.

Jessica P. Jones by Chad J. Jones, her Attorney-In-Fact

Chad J. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared Chad J. Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chad J. Jones, Attorney-in-Fact for Jessica P. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2021.

Notary Public My Commission Expires: 3/21/22

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed on 9/1/2021 (date of document).

Signature

9/1/2021

Date

State of Tennessee

County of Davidson

Personally appeared before me, Joseph Jeffers, a notary public for this county and state, James Cobb who acknowledges that this certification of an electronic document is true and exact and whose signature I have witnessed.

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

Notary's Signature

9/1/2021

Date

My Commission Expires: 12-17-24

Notary's Seal (if on paper)