Karen Johnson Davidson County
Batch# 717348 DEEDWARR
09/16/2021 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20210916-0124233

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2021

Notary Public

Commission Expires: 9/6/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sean Neal and Kelly Patten Neal 7940 Oakfield Grove Brentwood, TN 37027	New Owner	181-10-0A-332.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Johnathan R. Thibodaux and Anna B. Thibodaux, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean M Neal and Patten Neal, 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:

Land in Davidson County, Tennessee, being Lot No. 906 on the Plan of Autumn Oaks Subdivision, Phase 9 of record in Instrument No. 20150609-0053998, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnathon R. Thibodaux and Anna B. Thibodaux, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20151221-0127849 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015. Johnathon R. Thibodaux is also known as Johnathan R. Thibodaux.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7940 Oakfield Grove, Brentwood, TN 37027

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 so 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.

Dated this the 10th day of September, 2021.

Johnathan R. Thibodaux

Anna B. Thibodaux

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnathan R. Thibodaux and Anna B. Thibodaux** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2021.

Notary Public
My Commission Expires: 9/6/2024

(Notary Seal)

COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/10/2021 (date of document).

Jennifer Russell
Affiant Signature

09/14/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

