# WARRANTY DEED

Karen Johnson Davidson County
Batch# 751904 DEEDWARR
11/09/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20211109-0149392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

⊗ Eleanor Thorne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2021.

Erin E. Terebush
Notary Public

MY COMMISSION EXPIRES: 04-15-2025
(AFFIX SEAL)

ERIN E. TEREBUSH STATE OF TENNESSEE NOTARY PUBLIC Davidson County My Commission Expires 04-15-2025

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

File No.: 21-0951

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| J & T Investment Partnership | NEW OWNER | Map: 09512004700 |
| (NAME)<br>3238 Smith Springs Rd. | (NAME) | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ELEANOR THORNE, UNMARRIED**,

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

**J & T INVESTMENT PARTNERSHIP**,

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. 7 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.

Said Lot No. 7 fronts 74 feet on the south side of Woodberry Drive and runs back between lines measuring 163 feet on the west line and 169.4 feet on the east line to a dead line in the rear measuring 82.9 feet thereon.

Being the same property conveyed to Paul Thorne and wife, Frances L. Thorne, erroneously shown as Paul Thorn and wife, Frances Thorn, by Deed of record in Book 3615, Page 265, Register's Office for Davidson County, Tennessee. The said Paul Thorne died November 12, 2001, and title vested in Frances L. Thorne, as surviving tenant by entirety. Being the same property conveyed to Frances L. Thorne and Carroll Rodney Thorne by Quitclaim Deed from Frances L. Thorne of record in Instrument No. 20030910-0132048, dated August 15, 2003, Register's Office for Davidson County, Tennessee. The said Frances L. Thorne died August 5, 2014, and title vested in Carroll Rodney Thorne, as surviving tenant by entirety. The said Carroll Rodney Thorne died intestate on January 19, 2021, leaving as Sole Heirs the Grantors herein. See also Affidavits of Heirship of record in Instrument No. 202111090149390 and Instrument No. 202111090149391, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 117-119, said Register's Office; (3) Easement for Water Mains of record in Book 2345, Page 43, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2297, Page 194, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2529 Woodberry 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 3rd day of November, 2021.

Eleanor Thorne

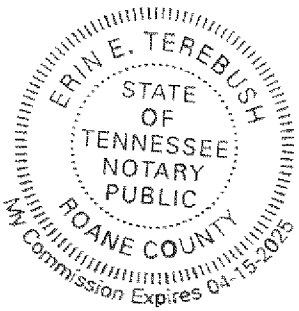
STATE OF TENNESSEE
COUNTY OF ROANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Thorne, 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, 3rd day of November, 2021.

My Commission Expires: 04/15/2025

Erin E. Terebush
Notary Public



**Certification of Recorded Documents**

I, Karen Suggs, 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 November 3, 2021.

(AFFIANT) – Karen Suggs

11/03/2021
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 3rd day of November, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY