WARRANTY DEED

Karen Johnson Davidson County
Batch# 757146 DEEDWARR
11/17/2021 01:18:35 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20211117-0153180

File No.: RES-21-1208

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Hubbard	American Mortgage Service Co	053 03 0 053.00
(NAME)	(NAME)	
1208 Clarke Street Old Hickory, TN 37138	11503 Springfield Pk Cincinnati, OH 45246	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CHRISTOPHER JONES AND ASHTON JENNINGS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOSHUA HUBBARD AND EMMA HUBBARD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 99 on the Plan of Section 'B', Village of Old Hickory, of record in Plat Book 1424, Page 67, 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 Christopher Jones and Ashton Jennings from Betty Ezell Agee, a single woman, by Warranty Deed dated November 23, 2020, recorded December 3, 2020, in Instrument No. 20201203-0140330, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouse or any dependent.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1208 Clarke Street, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of November, 2021

Christopher Jones

Ashton Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared Christopher Jones and Ashton Jennings, 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 12th day of November, 2021.

Notary Signature
My commission expires: 3/3/25

