Karen Johnson Davidson County
Batch# 766310 DEEDWARR
12/02/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20211202-0160081

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

File No.: 21-0938

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Devon V. Jones, single man	Quontic Bank	Map: 10804016600
(NAME) 906 Waggoner Court E.	(NAME) One Rockefeller Plaza; 9th Floor	
(ADDRESS) Nashville, TN 37214	(ADDRESS) New York, NY 10020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTEEN THOUSAND AND NO/100 DOLLARS ($216,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GILBERT L. SMITH, UNMARRIED,

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

DEVON V. JONES, SINGLE MAN,

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. 120A, on the Plan of Zone Lot Division, Patio Villa Subdivision, Section 6, of record in Plat Book 6250, Page 570 and 571, amending Plat Book 6250, Page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gilbert L. Smith, married, by deed from Jason Bockman, (a.k.a. Jason Bachman), married, of record in Instrument No. 20111219-0098486, dated December 16, 2011, Register's Office for said County.

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 6250, Page 570 and 571, amending Plat Book 6250, Page 489, said Register's Office; (3) Water Main Easement of record in Book 6021, Page 919, and Book 7748, Page 468, said Register's Office.; (4) Encroachment Easement of record in Book 7314, Page 685, said Register's Office; (5) Sewer Easement to Metro Government of record in Book 6021, Page 914, and Book 7748, Page 436, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6555, Page 576, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 906 Waggoner Court E., 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 29th day of November, 2021.

Gilbert L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert L. Smith, 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, 29th day of November, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 29, 2021.

(AFFIANT) – Karen Suggs

11/29/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of November, 2021.

My commission expires: 3/6/24

Notary Public

