WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.20.25
(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

J-SFC-21-915

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 767666 **DEEDWARR**
12/03/2021 04:05:00 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20211203-0161068

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jonathan C Jones **Wyatt Chittenden** **Gabriel Granger**	**New Owner**	
(NAME) **2910 Stewart Campbell Point**	(NAME)	**044-15-0-114.00**
(ADDRESS) **Thompsons Station, TN 37179**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PATSY HOUSTON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN C JONES AND AND WYATT CHITTENDEN AND GABRIEL GRANGER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 30-18 on the Revised Plan Certain Lots between Dodson & Bebow Street C and D, Village of Old Hickory, of record in Plat Book 1835, Page 52, 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 James Houston and wife, Patsy Houston by Warranty deed from Sandra K. McBroom, married and Stephen E. Butler, married of record in Instrument No. 20040907-0107846 Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 07, 2004.

James Houston having since deceased on December 13th, 2012, leaving Patsy Houston as Sole Tenant by the Entirety.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 65, as revised in Plat Book 1835, Page 52, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **915 Debow St, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 30th DAY OF NOVEMBER, 2021.

Barbara Hale, Attorney In Fact

Patsy Houston
By: Barbara Hale, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA HALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further verfied that she is the Attorney in Fact for PATSY HOUSTON, and is authorized by PATSY HOUSTON to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20211203-0161067, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 30th of November, 2021.

Edward Faria

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212