Karen Johnson Davidson County
Batch# 769746 DEEDWARR
12/08/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $810.13
20211208-0162683

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,955.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy Chona Lopez	Nancy Chona Lopez	076-01-0-121.00-000
(NAME)	(NAME)	
526 Debbie Drive	526 Debbie Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth Jones, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nancy Chona Lopez**, 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. 91B on Zone Lot Division of Lot 91, Tulip Grove Woods, Phase 1, of record in Plat Book 6200, page 69, as amended in Plat Book 6250, page 378, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Beals, by Warranty Deed from Angela Boudarga, unmarried dated November 03, 2011 recorded November 07, 2011, of record as Instrument No. 20111107-0086807 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kenneth Jones, by Quitclaim Deed from David Beals, a single male dated February 01, 2018 recorded April 20, 2018, of record as Instrument No. 20180420-0037434 Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 526 Debbie Drive, Hermitage, TN 37076

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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.

Kenneth Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kenneth Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

Tennessee Certification of Electronic Document

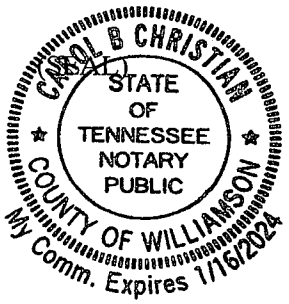
I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-29-21 (date of document).

Kesha Herron
Affiant Signature

12-6-21
Date

State of Tennessee
County of Davidson

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



Notary's Signature
My Commission Expires: Jan 16, 2024