Karen Johnson Davidson County
Batch# 779137 DEEDWARR
12/23/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20211223-0169638

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G21-14803

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Derek Taylor Jones and Logan Corn (NAME)	New Owner (NAME)	026-05-0-117.00
309 Hollywood St. (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John Kent Sundrud, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek Taylor Jones, a single person and Logan Corn, a single person, As Tenants in Common with Right of Survivorship.** 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 9 and part of Lot Nos. 10 and 11, of Block "J" on the map of the Third Addition to Roscoe Place, as of record in Book 843, Page 74, Register's Office for said county, described as follows:

Beginning at a point in the southerly margin of Hollywood Street at the common corner of Lot Nos. 8 and 9 of said subdivision; Thence, in a southerly direction with the line between said lots 150 feet to a point; Thence, easterly 64 feet to a point, being the common corner of Lot Nos. 9, 11 and 12 of said subdivision, Thence, in a northerly direction 150 feet to a point in the southerly margin of Hollywood Street; Thence, with the margin of the same, westwardly 64 feet, more or less, to the point of beginning.

Being the same property conveyed to John M. Carter, unmarried by Warranty deed from Sue Hinton Braswell and John Kent Sundrud, wife and husband, of record in Instrument No. 20150506-0041370 Register's Office for Davidson County, Tennessee, dated May 5, 2015 and recorded on May 06, 2015.

Being the same property conveyed to John Kent Sundrud by Quitclaim Deed dated March 23, 2016 from Sue Hinton Braswell, recorded March 23, 2016, in Instrument Number 20160323-0027486, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 309 Hollywood Street, Goodlettsville, TN 37072.

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. Whenever 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 15th day of December, 2021.

John Kent Sundrud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared John Kent Sundrud, 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 15th day of December, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12-15-2021 (date of document).

Affiant Signature

12-29-2021
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY