Karen Johnson Davidson County
Batch# 799269 DEEDWARR
02/02/2022 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $887.63
20220202-0012280

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James L. Jones
733 Kent Road
Nashville, TN 37214

MORTGAGEE n/a

SEND TAX BILLS
Owner

MAP-PARCEL:

096-09-0A-733.00-CO

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Gary Lee Davis and Melissa Ann Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James L. Jones,** 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 Unit 733, Emery Place Condominiums, a Planned Unit Development, as of record in Plat Book 6250, Page 719, 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 Martha J. Waddell, an unmarried woman by Warranty Deed from Holland L. Koontz and wife, Suzanne P. Koontz of record in Instrument No. 20090824-0079388 Register's Office for Davidson County, Tennessee, dated July 24, 2009 and recorded on August 24, 2009.
Martha J. Waddell died on August 12, 2021.
The Grantors are the closest living heirs as referenced in the Order To Open Estate of Martha Jewell Waddell under Probate No. 21P1699 in the Circuit Court for Davidson County, Tennessee Probate Division.
Martha Jewell Waddell and Martha J. Waddell are one and the same person.
Gary Lee Davis and Gary L. Davis are one and the same person.
Melissa Ann Davis and Melissa Davis are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book , Page ; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book , Page , Register's Office for , Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **733 Kent Road Nashville, TN 37214.**

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 20th day of January, 2022.

Gary Lee Davis

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary Lee Davis, the bargainor(s) 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 20th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 10/02/2024

NOTARY PUBLIC

ALEXANDRA PARDON
Notary Public, State of Florida
Commission# HH 47428
My comm. expires Oct. 2, 2024

Witness our hands this 20th day of January, 2022.

Melissa Ann Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melissa Ann Davis, the bargainor(s) 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 20th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 10/16/2024

JODIE D. PELLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $239,900.00.

AFFIANT

Subscribed and sworn to before me this 20th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, Emily Prophet, 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 1-20-22 (date of document).

Affiant Signature

1-24-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of January 2022.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

