Karen Johnson Davidson County
Batch# 812834 DEEDWARR
03/01/2022 10:02:35 AM 2 pgs
Fees: $13.00 Taxes: $974.95
20220301-0022929

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-816

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ AD WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of February, 2022

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeanna M. Jones 713 Woodbrier Court Hermitage, TN 37076	Same as owner	086-08-0-034.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Willard Nance and Holly Nance, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeanna M. 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 Lot No. 200 on the Plan of Final P.U.D Plan, Planned Unit Development, Phase V-A, Jackson's Retreat of record in Plat Book 6250, Page 309, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 30 feet on the Northerly margin of Woodbrier Court and extends back 239.91 feet on the Westerly line, which is a broken line, and 181.43 feet on the Easterly line to a broken line in the rear measuring 92.34 feet thereon.

Being the same property conveyed to Willard Nance and Holly Nance, husband and wife by Warranty deed from Michael C. McGraw, unmarried of record in Instrument No. 20131028-0111754 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 28, 2013. (Value of consideration shown in aforementioned deed $118,000.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 713 Woodbrier Court, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 713 Woodbrier Court, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 22nd day of February, 2022.

Willard Nance by Terri Williams, his Attorney-In-Fact

Holly Nance by Terri Williams, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

On this 22nd day of February, 2022, before me personally appeared Terri Williams as the Attorney In Fact for Willard Nance and Holly Nance, 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 22nd day of February, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON