Karen Johnson Davidson County
Batch# 820467 DEEDWARR
03/11/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220311-0028907

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH22-03603

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Lawrence 124 Buckingham Court Goodlettsville, TN 37072		026-06-0-082.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Doris W. Jump**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Lawrence, A Married Man**, hereinafter called the Grantees, their successors 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. 254 on the Plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, Registers' Office for Davidson County, TN.

Said Lot No. 254 fronts 45.39 feet on the Northwesterly margin of Buckingham Court and extends back 130.42 feet on the Southerly line and 98.42 feet on the Northeasterly line to a broken line in the rear measuring 145.09 feet thereon.

For informational purposes only, subject property address is known as: 124 Buckingham Court Goodlettsville, Tennessee 37072.

Being the same property conveyed to Charles W. Jump and wife, Doris W. Jump, husband and wife by Warranty Deed from Paul Simmons, Trustee under Revocable Trust Agreement of Paul Simmons dated March 28, 2012 of record in Instrument No. 20161031-0114800 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on October 31, 2016. The said Charles W. Jump predeceased Doris W. Jump. The said Doris W. Jump having since died on June 19, 2021. (Value of consideration shown in aforementioned deed $189,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 124 Buckingham Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of March, 2022

Brandy J. Horton, Executrix of the Estate of Doris W. Jump, deceased

BY: Brandy J. Horton

STATE OF TENNESSEE

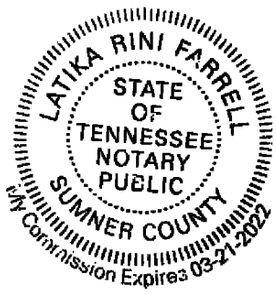
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brandy J. Horton, Executrix of the Estate of Doris W. Jump, deceased,** 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.

Witness my hand and seal at Sumner County, Tennessee, this 1st of March, 2022.

Notary Public

My commission expires: 03/21/2022



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 01st March, 2022.

Custodian's Signature — 03/01/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 01st day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023