Karen Johnson Davidson County
Batch# 828369 DEEDWARR
03/25/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $884.37
20220325-0034423

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,020.00

Claire Freeman
Affiant

Subscribed and sworn to before me, this 15th day of March, 2022.

Notary Public
My commission expires:
1-11-26

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jack Thomas Jones** | **Highlands Residential Mortgage** | **02900018300** |
| **3876 Cantarutti Rd** | **950 W. Bethany Drive Suite 800** | |
| **Joelton, TN 37080** | **Allen, TX 75013** | |

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 ACKNOWLEDGE, WE,

**Brandon Adams, Trustee of The 3876 Cantarutti Rd Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jack Thomas Jones, a single man**

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. 5, of Tract No. 3, on a survey by Hickerson and Miller, Engineers and Surveyors, August 12, 1959, described according to said survey as follows:

Beginning at an iron pin on the Northerly margin of Cantarutti Road South 55 degrees West 84.4 feet from an iron pin in the Northerly boundary line of the property conveyed to Reau E. Folk, Jr., Trustee, by Deed from Kenneth Rottaro and wife, of record in Book 2809, Page 383, Register's Office for said County, thence with the Westerly line of a reserved tract on said survey North 23 degrees 30 minutes West 55.6 feet to an iron pin in the Southerly boundary line of the property conveyed to Andrew J. Graves by Deed from Charles A. Graves and wife, of record in Book 353, Page 226, said Register's Office, thence with said Graves Southerly line North 88 degrees West 270 feet to an iron pin; thence South 18 degrees 15 minutes East 176.9 feet to the Northerly margin of Cantarutti Road; thence with the same North 65 degrees 30 minutes East 261.2 feet to the beginning, containing .7 of an acre, more or less.

Being the same property conveyed to Brandon Adams, Trustee of The 3876 Cantarutti Rd Trust, by Warranty Deed from Tim Witmer and Lee Anne Witmer, husband and wife, dated August 17, 2021, of record in Instrument No. 20210819-0112461, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tim Witmer and Lee Anne Witmer, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, dated August 1, 2011, of record in Instrument No. 20111109-0087578, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3876 Cantarutti Rd, Joelton, TN 37080.

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 in 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.

_____ Date: 3-15-22
The 3876 Cantarutti Rd Trust by Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 3876 Cantarutti Rd Trust and that he is authorized by The 3876 Cantarutti Rd Trust to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of March, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

# Certificate of Authenticity

I, Claire Freeman, 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 March 15, 2022.
Date

Claire Freeman
Affiant Signature

March 15, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of March, 2022.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY