WARRANTY DEED

Karen Johnson Davidson County
Batch# 833746 DEEDWARR
04/04/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $5,153.73
20220404-0038436

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,392,900.00

Katherine Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Albert and Emily Albert	New Owner	
(NAME)	(NAME)	12910008500
6620 Brookmont Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James Jones, Jr., a single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Albert and Emily Albert,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 6, on the plan of West Meade Park, Inc., Section One, as of record in Book 2900, Pages 103 and 104, Register's Office for said County.

Said Lot No. 6 fronts 159 feet on the northwesterly side of Brookmont Terrace and extends back 257.1 feet on the southwesterly line and 198.5 feet on the northeasterly line, to a dead line, measuring 284.2 feet thereon.

Being the same property conveyed to James Jones, Jr., by virtue of that certain Warranty Deed dated June 29, 2021, and being of record at Instrument No. 20210702-0089868 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Glenn Curtis Yates, by virtue of that certain Warranty Deed dated January 29, 1998, and being of record at Book 10781, Page 323 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6620 Brookmont Terrace Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24 day of March, 2022.

James Jones, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Jones, Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of March, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/24/22 (date of document).

Jennifer L. Pennell

3/24/22
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

