WARRANTY DEED

Karen Johnson Davidson County
Batch# 840286 DEEDWARR
04/18/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20220418-0043891

DM-RRE-22-636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-7-24 (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Bachelder	Same	
(NAME)	(NAME)	**082 07 0 433.00**
636 N 5th St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDALL D. JONES, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY BACHELDER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 29, Village Manor, as shown on plat of record in Plat Book 3300, Page 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randall D. Jones, an unmarried man, by Quitclaim Deed from Randall D. Jones, an unmarried man, who acquired title as married, and Kelli Huff-Jones, an unmarried woman, who acquired title as married, of record in Instrument No. 20190521-0048055, in the Register's Office of Davidson County, Tennessee, dated May 10, 2019 and recorded on May 21, 2019. Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee between the parties, Docket No. 17D926.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village Manor, as recorded in Plat Book 3300, Page(s) 55.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3368, Page 23.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3375, Page 261.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3405, Page 462.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **636 N 5th St, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6 DAY OF APRIL, 2022.

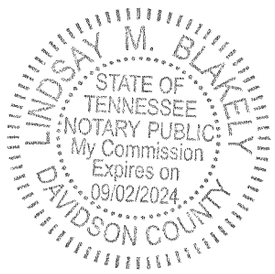
Randall D. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL D. JONES, the within named bargainor, 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 official seal, this the 6th of April, 2022.

Notary Public
My Commission Expires: 9-2-24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Diane March,** 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 this the 6th day of April, 2022.

Affiant Signature
Date 04/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

