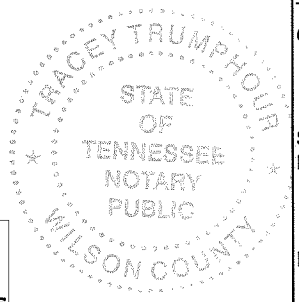
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

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

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2022.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 845863 DEEDWARR
04/26/2022 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20220426-0048007

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eziekel S. Jones	Eziekel S. Jones	
(NAME)	(NAME)	
4404 Smokey Mountain Place	4404 Smokey Mountain Place	**175040A02200CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, I **Lesli McGill, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Eziekel S. Jones and Kimberly R. Jones, Husband and Wife** hereinafter called the GRANTEES, their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Unit 8-B Park Place Subdivision, a Private Element Horizontal Property Regime, Located on Smokey Mountain Place, Antioch, Davidson County, Tennessee, and described in a Master Deed for Park Place Subdivision, a Horizontal Property regime with Private Elements, of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended by instrument recorded as Instrument No. 20011019-0114191, re-recorded as Instrument No. 20011212-0136927, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Park Place Subdivision, a Private Element Horizontal Property Regime, contained in the said Master Deed, the plan filed as Exhibit "E" to said Master Deed appearing as Instrument No. 20011019- 0114191, re-recorded as Instrument No. 20011212-0136927, said Register's Office, and Bylaws appended thereto are incorporated in this description by reference and made a part hereof the same as though copied herein.
Being the same property conveyed to Leslie McGill, unmarried by Warranty Deed from Landmark Homes of Tennessee, Inc., dated 06/25/2002 and recorded 06/27/2002, of record in Instrument 200206270077588, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 5041, Page 433, and amended and or made applicable as recorded in Book 9729, Page 54 and Book 10491, Page 211, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200102140014161 and re-recorded in Instrument 200107020069590 and amended and or made applicable as recorded in Instrument 200110190114191 and re-recorded in Instrument 200112120136927, Register's Office for Davidson County, Tennessee, Deed of Easement thereof as recorded in Book 11491, Page 719, Register's Office for Davidson County, Tennessee. Grant of Easement thereof as recorded in Instrument 200801110003466, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement recorded 09/23/1999 of record in Book 11672, Page 447, Register's Office for Davidson County, Tennessee. Charter of Park Place subdivision owners Association, Inc., of record in Instrument 200102140014161, Register's Office for Davidson County, Tennessee. Charter of Park Place Homeowners' Association, Inc., as record in Book 5052, Page 546 and Amendment of Charter recorded in Instrument 200812190121384, Register's Office for Davidson County, Tennessee. Amendment of By-laws of Park Place Subdivision as record in Instrument 201906030052179, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4404 Smokey Mountain Place, Antioch, TN 37013

(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 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 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.

Effective the 14th day of April, 2022.

Lesli McGill

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lesli McGill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of April, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 April 14, 2022.

Tracey Trumphour
Affiant
Date: 4-14-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of April, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY