WARRANTY DEED

Karen Johnson Davidson County
Batch# 846169 DEEDWARR
04/27/2022 09:42:48 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20220427-0048396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Family Trust dated October 30, 1991	NEW OWNER	
(NAME) 180 E. Pearson Street, #6101	(NAME)	171 00 0 085.00
(ADDRESS) Chicago, IL 60611	(ADDRESS)	
(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, WE, **JAMES PRIVETT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAN P. JEFFERY AND LESLIE L. JEFFERY, CO-TRUSTEES OF THE JEFFERY FAMILY TRUST DATED OCTOBER 30, 1991,** 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 the 6th, formerly the 8th, Civil District of said County, described as follows:

Beginning at a point in the Center of Hardscuffle Road 2792.2 feet Easterly from the Davidson and Williamson County line; thence South 4 degrees 45 feet West 340 feet, more or less, to a point in the Northern boundary of a tract of land owned by Miles Easley; thence with Easley's Northern boundary, South 85 degrees East 106 feet to a point one-quarter of a mile from the Davidson and Williamson County line; thence with the Western boundary line of a tract Owned by Jesse M. Williams, North 4 degrees 45 feet East 345 feet to a point in the Center of Hardscuffle Road; thence with the Center of said Road Westwardly 106 feet to beginning, containing 8/10th of an acre, more or less.

Being the same property conveyed to James Privett, Married, by Warranty Deed from Christopher F. Coxey, Unmarried, of record in Instrument No. 20140407-0028985, in the Register's Office of Davidson County, Tennessee, dated April 04, 2014 and recorded on April 07, 2014.

This property was never the marital residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 5719 Cloverland Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 25th day of April, 2022.

JAMES PRIVETT

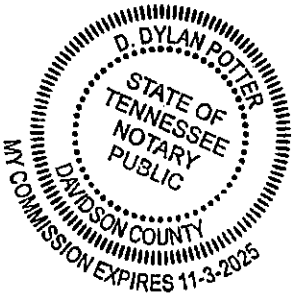
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Privett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2022.

Commission expires:



Notary Public