Karen Johnson Davidson County
Batch# 862116 DEEDWARR
05/25/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20220525-0060374

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1764

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2022

Notary Public

Commission Expires: May 9 2023

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jimmy A. Del Cid and Jodi L. Del Cid 2920 Wilford Pack Drive Antioch, TN 37013	New Owners	150-06-0-156.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sarah Elizabeth Van Dyke, her successor and assigns forever, subject to a life estate retained by Craig V. Jemson and spouse, Katie Jemson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy A. Del Cid and Jodi L. Del Cid, husband and wife,

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. 3 on the revised plan of West Lake Subdivision, of record in Book 6250, Page 785, Register's Office for said County.

Said Lot 3 fronts 86.98 feet on the easterly margin of Wilford Pack Drive and extends back between parallel lines 1390.06 feet to a dead line measuring 86.98 feet thereon.

Being the same property conveyed to Craig V. Jemson and spouse, Katie Jemson by Warranty deed from Ronney E. Jones and Lou P. Jones of record in Book 8634, page 757, Register's Office for Davidson County, Tennessee, dated May 22, 1992 and recorded on May 27, 1992.

Being the same property conveyed to Sarah Elizabeth Van Dyke, her successor and assigns, forever, subject to a life estate retained by Craig V. Jemson and spouse, Katie Jemson by Quitclaim deed from Craig V. Jemson and spouse, Katie Jemson of record in Instrument No. 20150812-0080535 Register's Office for Davidson County, Tennessee, dated August 6, 2015 and recorded on August 12, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2920 Wilford Pack Drive, Antioch, TN 37013

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 so 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.

Dated this the 28th day of April, 2022.

Sarah Elizabeth Van Dyke

Katie Jemson

Craig V. Jemson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2022, before me personally appeared Sarah Elizabeth Van Dyke, Craig V. Jemson and Katie Jemson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2022.

Notary Signature
My commission expires: 10-22-23

BELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023

Certificate of Authenticity

I, Tonya Loftin, 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 **April 28, 2022**.

Date

Tonya Loftin
Affiant Signature

May 19, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19th day of May, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)