Karen Johnson Davidson County
Batch# 865613 DEEDWARR
06/01/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220601-0063200

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2093

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of May, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Wharmby and James Flaherty 332 Rayon Drive Old Hickory, TN 37138	Fifth Third Bank, National Association, ISAOA PO Box 391197 Solon, OH 44139-8197	044-05-0-102.00

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,

Bailey Kathleen Jones, a single woman

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

Jessica Wharmby and James Flaherty, as joint tenants with rights of survivorship

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 . 97 on the Plan Of Map Of Rayon City of Record In Plat Book 843, Page 13, Register's Office for said County, to which Plan Reference is hereby made for a a more complete Description.

Being the same property conveyed to Bailey Kathleen Jones, a single woman by Warranty deed from Saltana Oruc, married of record in Instrument No. 20140804-0069660 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 04, 2014.

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: 332 Rayon Drive, Old Hickory, TN 37138

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 20th day of May, 2022.

Bailey Kathleen Jones

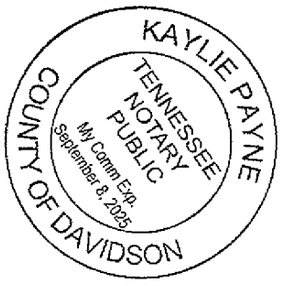
Bailey Kathleen Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of May, 2022, before me personally appeared Bailey Kathleen Jones, 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.

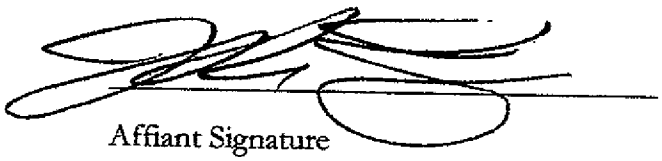
Witness my hand, at office, this 20th day of May, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 5-20-22.



Affiant Signature

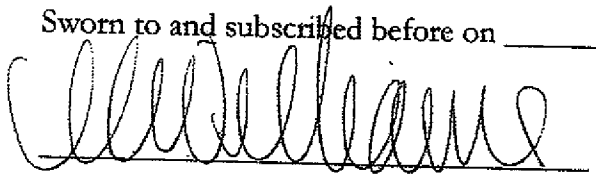
5-26-22

Date

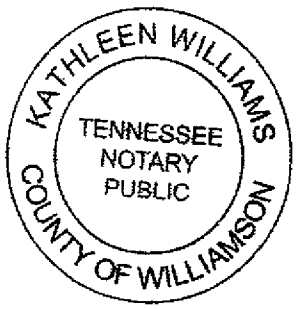
State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-26-22.



Notary Public



My Commission Expires: 5-23-23