Karen Johnson Davidson County
Batch# 866945 DEEDWARR
06/03/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20220603-0064135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Jones and Sean M. Jones, wife and husband, and Lauren Megan Jones, unmarried, equal joint tenants with right of survivorship	Same As New Owner	
	(NAME)	
1853 Union Hill Road		017-00-0-259.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Collin Brown and Gina Cipolla, both unmarried, as joint tenants in common with, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathleen Jones and Sean M. Jones, wife and husband, and Lauren Megan Jones, unmarried, equal joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey prepared by Jack N. Underwood, Surveyor, date 10/10/78, and amended as follows: Beginning at a point in the Southerly margin of Union Hill Road, said point being the Northwesterly corner of the Fred Harris Property; thence with the line between Fred Harris Property and subject property, Southerly 9 degrees 50 minutes East 679 feet to an iron pin; thence South 89 degrees 19 minutes West 130 feet of an iron pin; thence North 11 degrees 16 minutes West 590 feet to a point in the Southerly margin of Union Hill Road; thence with said Road, North 65 degrees 45 minutes East 135 feet to the point of beginning.

Being the same property conveyed to Collin Brown and Gina Cipolla, both unmarried as joint tenants in common with rights of survivorship by Warranty deed from Neil Rupp and Faith Rupp, husband and wife of record in Instrument No. 20201102-0127596 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on November 2, 2020.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1853 Union Hill Road, Goodlettsville, TN 37072
(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 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/our hand(s) this 31st day of May, 2022.

WARRANTY DEED
(Continued)

Collin Brown

Gina Cipolla

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Collin Brown and Gina Cipolla, both unmarried, as joint tenants in common with, the herein bargainor(s), 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 31st day of May, 2022.

Notary Public

My Commission Expires: 7/9/2024

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 31st day of May, 2022.

Date: 5-31-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 31st day of May, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY