Karen Johnson Davidson County
Batch# 873185 DEEDWARR
06/16/2022 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20220616-0069114

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4702-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF June, 2022 Notary Public MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Dunn and Nicole Jumper	Andrew Dunn & Nicole Jumper	
1 Foxhall Close	1 Foxhall Close	117-09-0A-001.00-CO
Nashville, TN 37215	Nashville, TN 37215	
(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, **William B. Thetford and Martha A. Thetford, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Dunn and Nicole Jumper, 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:

Tract 1:

A tract or parcel of land in the Seventh Civil District of Davidson County, Tennessee, the same being Lot No. 1 as shown on the Plan of Foxhall Close of record in Plat Book 4860, Page 46, in the Register's Office for Davidson County.

Tract 2:

A tract of land in Davidson County, Tennessee, being part of the Common area of Foxhall Close Subdivision as record in Plat Book 4860, Page 46, and more particularly described as follows:

Beginning at the southwest corner of Lot No.1 Foxhall Close, thence North 18 Degrees 29 minutes 2 seconds West 20.1 feet to a point; thence North 66 Degrees 02 minutes 06 seconds West 57.06 feet to a point; thence North 00 Degrees 18 minutes 00 Seconds west 80.81 feet to an iron rod; thence South 87 Degreees 11 minutes 00 seconds 64.91 feet to an iron rod; thence South 2 Degrees 49 minutes 00 seconds West 120.00 feet to the point of the beginning containing 5827 square feet or 0.13 acres more or less.

Tract 3:

A tract of land in Davidson County, Tennessee, being part of the Common Area of Foxhall Close Subdivision as record in Plat Book 4860, Page 46 and more particularly described as follows:

Beginning at the southwest corner of Lot No. 1 Foxhall Close, thence South 87 Degrees 11 minutes 00 seconds East 28.50 feet to a point; thence south 2 Degrees 49 minutes 00 seconds West 20 feet to a point; thence North 52 Degrees 07 minutes 26 seconds west 34.82 feet to the point of beginning, containing 285 square feet, more or less.

Being the same property conveyed to William B. Thetford and wife, Martha A. Thetford by Warranty deed from Albert J. Dale, III and wife, Marjorie S. Dale of record in Book 9634, page 899, Register's Office for Davidson County, Tennessee, dated March 30, 1995 and recorded on April 03, 1995.

Being the same property conveyed to William B. Thetford and wife, Mary Ann Overton Thetford, also known as Martha A. Thetford by QuitClaim deed from Foxhall Close Coopertaive Corporation, a Tennessee non-profit corporation of record in Book 10394, page 338, Register's Office for Davidson County, Tennessee, dated 17 March 1997 and recorded on 27 March 1997.

Being the same property conveyed to William B. Thetford by QuitClaim deed from Martha A. Thetford of record in Instrument No. 200008070078238 Register's Office for Davidson County, Tennessee, dated May 17, 2000 and recorded on August 07, 2000.

Being the same property conveyed to William B. thetford by QuitClaim deed from Martha A. Thetford of record in Instrument No. 200008070078239 Register's Office for Davidson County, Tennessee, dated May 17, 2000 and recorded on August 7, 2000.

Being the same property conveyed to The Thetford Family Trust, dated September 25, 2001, William B. Thetford and Martha A. Thetford, Co-Trustees by Warranty deed from William B. Thetford and wife, Martha A. Thetford of record in Instrument No. 20010927-0104434 Register's Office for Davidson County, Tennessee, dated September 25, 2001 and recorded on September 27, 2001.

Being the same property conveyed to William B. Thetford, and wife, Martha A. Thetford, to create tenants by the entirety by QuitClaim deed from The Thetford Family Trust, dated September 25, 2001, William B. Thetford, and Martha A. Thetford, Co-Trustees of record in Instrument No. 20151103-0111672 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 03, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1 Foxhall Close, Nashville, TN 37215**

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 our hands this the 3 day of June, 2022.

William B. Thetford by John Mark Thetford, attorney in fact

William B. Thetford
By John Mark Thetford, Attorney in Fact

Martha A. Thetford by John Mark Thetford, attorney in fact

Martha A. Thetford
By John Mark Thetford, Attorney in Fact

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 **John Mark Thetford,** 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 on behalf of William B. Thetford, as his Attorney in Fact, as the free act and deed of the within named William B. Thetford

Witness my hand and official seal this the 3 day of June 2022.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission expires 9/2/24

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Mark Thetford,** 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 on behalf of Martha A. Thetford, as herAttorney in Fact, as the free act and deed of the within named Martha A. Thetford

Witness my hand and official seal this the 3 day of June 2022.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission expires 9/2/24

Notary Public

Power of Attorney for Martha Overton Thetford of record in Instrument No. 20220603-0064440 and Power of Attorney for William Boyette Thetford of record in Instrument No. 20220603-0064441, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on

6/3/22

GEORGE E. MUDTER, JR.
Dated 6/3/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/3/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

