Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 451,000.00.

Affiant

Subscribed and Sworn before me this 10th day of June, 2022

Notary Public
My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 873784 DEEDWARR
06/17/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20220617-0069775

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Amber Kelley and Thomas Kelley 400 Paulson Court, Antioch, TN 37013	New Owner	172-08-0A-041-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Alan Jones and Jessica Heacock Jones, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amber Kelley and Thomas Kelley, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Section Two-B, Hunters Branch, Planned Unit Development, of record in Book 6900, Page 336 and 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Alan Jones and Jessica Heacock Jones, husband and wife, by Warranty Deed from Chad M. Ramsey and Allie C. Ramsey, husband and wife, dated December 3, 2015 and recorded December 4, 2015 of record in Instrument Number 20151204-0122500, in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 400 Paulson Court, Antioch, TN 37013 per tax record. Per mailing address, property is known as 1320 Paulson Court, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

Daniel Alan Jones

Jessica Heacock Jones

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Daniel Alan Jones and Jessica Heacock Jones, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 10th day of June, 2022.

Notary

My commission expires: 1/22/2025



Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 6/10/2022 (date of document).

Date: 6/14/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 14th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON