Karen Johnson Davidson County
Batch# 885556 DEEDWARR
07/07/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220707-0078659

State of ~~Tennessee~~ Massachusetts
County of Worcester

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00.**

Jennifer Park
Affiant

Subscribed and sworn to before me, this the 6th day of June, 2022.

Lisa J. Gallo
Notary Public Lisa J. Gallo

My commission expires: February 10, 2028
(AFFIX SEAL)

Lisa J. Gallo
My Commission Expires February 10, 2028
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KELLI D. JONES	Send to owner	173-09-0A-687.00 CO.
2713 Dracut Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JENNIFER PARK, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELLI D. JONES, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 732, as shown on the map entitled Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JENNIFER PARK CROFT AND CHALMERS W. CROFT, WIFE AND HUSBAND, by deed from VINCENT PIRANI AND ASHLEY PIRANI, HUSBAND AND WIFE, of record in Instrument No. 20160129-0008709, dated January 27, 2016, said Register's Office.

Further being the same property conveyed to JENNIFER PARK, FORMERLY KNOWN AS JENNIFER CROFT PARK, by quitclaim deed from CHALMERS W. CROFT, of record in Instrument No. 20210525-0070432, dated May 12, 2021, said Register's Office. Also see Instrument No. 20210614-0079544, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2713 Dracut Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 8th day of June, 2022.

Jennifer Park
JENNIFER PARK

State of ~~Tennessee~~ Massachusetts)
County of ~~Davidson~~ Worcester)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JENNIFER PARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of JUNE, 2022.

Lisa J. Gallo
NOTARY PUBLIC Lisa J. Gallo
My Commission Expires: February 10, 2028

Lisa J. Gallo
My Commission Expires February 10, 2028
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 06/08/2022 (date of document).

Shannon O'Neill

Shannon O'Neill

06/08/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8 day of June, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD