Karen Johnson Davidson County
Batch# 888208 DEEDWARR
07/13/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,289.45
20220713-0080585

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $348,500.00.

Tammy Caine
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of July, 2022.

Diane M. March
NOTARY PUBLIC

My commission expires: 1-11-26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mary Addison Hackett	Same as New Owner	096-14-0-041.00
(NAME)	(NAME)	
817 Colfax Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **William R. Jones and wife, Brenda P. Jones,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mary Addison Hackett, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 126, as shown on the map entitled Plan of Twin Lawn, of record in Book 2331, page 9, 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 WILLIAM R. JONES AND WIFE, BRENDA P. JONES, by deed from JOHN D. CANFIELD, of record in Book 11140, page 560, dated September 28, 1998, said Register's Office.

This property is __unimproved _X_improved property known as: 817 Colfax Dr., Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of July, 2022.

William R. Jones

Brenda P. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Jones and Brenda P. Jones, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2022.

Notary Public
My Commission Expires:



True Copy Certification

I, **Diane March,** 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 this the 12th day of July, 2022.

Affiant Signature
Date 07/12/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

