Karen Johnson Davidson County
Batch# 890108 DEEDWARR
07/18/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,273.50
20220718-0081908

20221244R

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,155,000.00. Affiant

Subscribed and sworn to before me, this the 18 day of July, 2022.

Notary Public

My commission expires: 10/2/23

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Robert Martineau, Jr. and Pamela Lind Eddy	New owner	**158-09-0A-011.00-CO**
6322 Chickering Woods Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard J. Jones and Brandi F. Jones, husband and wife

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

Robert Martineau, Jr. and Pamela Lind Eddy, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 6A, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master deed, of record in Book 6521, page 647, amended in Book 6912, page 132, Book 11395, page 823 and Instrument No. 20150721-0071331, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached, as Exhibit D to the aforementioned Master Deed and being located upon Lot No.6, on the Plan of Chickering Woods of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard J. Jones and wife, Brandi F. Jones by Warranty deed from James Evan Fussell and wife, Ann Terrell Fussell, as joint tenants with right of survivorship of record in Instrument No. 20170405-0033325 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 05, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 6322 Chickering Woods Drive, Nashville, TN 37215.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 6 day of July, 2022:

Richard J. Jones

Brandi F. Jones

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Richard J. Jones and Brandi F. Jones, 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, at office, this the _____ day of July, 2022.

My Commission Expires: 8/10/25

Christina Indrei
Notary Public

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 7/14/22.

George E. Mudter, Jr.
Dated 7/14/22

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 acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 7/14/22

My commission expires 10/2/2023

