Karen Johnson Davidson County
Batch# 890695 DEEDWARR
07/19/2022 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220719-0082356

Prepared by:
Blake Garner, Attorney
Trinity Title LLC
401 W. Main Street Ste 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of July, 2022

Notary Public
My Commission Expires: 5/20/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alan Popoff and Andre Jo Popoff 1040 Due West Ave. N Madison, TN. 37115	Same as new owner	050-04-0-012.00

WARRANTY DEED

FOR AND IN 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, I/WE

Morris Jones and wife, Cynthia Jones

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

Alan Jay Popoff and Ande Jo Popoff, Husband and Wife

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

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20th, 1947, as follows:

BEGINNING at a point in the Northerly margin of Due West Avenue at the corner of Lot 5 and 6; thence with the line between said lots, Northerly 518.05 feet to a point; thence easterly 100

feet to the North corner of Lots 6 and 7; thence with the line between said lots, Southerly 511.65 feet to the northerly margin of Due West Avenue; thence with the margin of the same Westerly 100 feet to the point of beginning.

BEING PART OF the same property conveyed to Morris Jones and wife, Cynthia Jones, by Warranty Deed from Mildred Virginia Sparks and James Harold Vaughn, dated 10/15/1996 and recorded 10/21/1996 in Book 10231, Page 992, and Scrivener's Affidavit of Correction of record in Instrument Number 2022062074505 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1040 Due West Avenue N Madison, TN 37155

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14 day of July, 2022

Morris Jones

Cynthia Jones

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Morris Jones and Cynthia Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves the within named Bargainors who executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and seal this 14 day of July, 2022.

Notary Public
My Commission Expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 7/14/2022 (date of document).

Affiant Signature

7/18/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

