Karen Johnson Davidson County
Batch# 890799 **DEEDWARR**
07/19/2022 10:25:29 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220719-0082589

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of July, 2022.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON 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:
Jonathan J. Hall	Same as New Owner	064-16-0E-007.00 CO
(NAME)	(NAME)	
257 NW Clearview Dr		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

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 **Shirley Bean Jones, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan J. Hall**, 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 Unit No. 7, Building No. 2 on the plan of Truxton Village, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20061025-0132473, amended and restated as Instrument No. 20061106-0137656, and further amended as Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to SHIRLEY BEAN JONES, by deed from PHILLIPS BUILDERS, LLC, of record as Instrument No. 20070530-0064142, dated May 24, 2007, said Register's Office.

This property is __unimproved __improved property known as: 216 Windsor Chase Court, Hermitage, TN 37076.

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 14th day of July, 2022.

Shirley Bean Jones

Shirley Bean Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley Bean 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 14th day of July, 2022.

Notary Public
My Commission Expires:

