Karen Johnson Davidson County
Batch# 893589 DEEDWARR
07/25/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220725-0084903

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

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

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

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<br>1040 Due West Ave N.<br>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 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, being Lot No. 7 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 north margin of Due West Avenue at the corner of Lots Nos. 6 and 7; thence with the line between said lots northerly 511.65 feet to a point; thence easterly 100 feet

to the corners of 7 and 8; thence with the line between said lots southerly 551.15 feet to the north margin of Due West Avenue; thence with the margin of same westerly 100 feet to the 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, 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).

Caleb Waters
Affiant Signature

7/18/2022
Date

State of Tennessee

County of Davidson

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

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

