Karen Johnson Davidson County
Batch# 899183 DEEDWARR
08/04/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220804-0089037

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONATHAN C JONES AND WYATT CHITTENDEN AND GABRIEL GRANGER**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURTNEY EATON MERRIFIELD, a SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO. 30-18 ON THE REVISED PLAN CERTAIN LOTS BETWEEN DODSON & BEBOW STREET C AND D, VILLAGE OF OLD HICKORY, OF RECORD IN PLAT BOOK 1835, PAGE 52, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JONATHAN C JONES AND WYATT CHITTENDEN AND GABRIEL GRANGER, BY WARRANTY DEED FROM PATSY HOUSTON, DATED NOVEMBER 30, 2021, OF RECORD IN INSTRUMENT NO 20211203-0161068, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR ANY MEMBER OF HIS/HER IMMEDIATE FAMILY AS A PRIMARY RESIDENCE.

This is improved property know as: **915 DEBOW ST, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3 day of August, 2022.

JONATHAN C JONES

Wyatt Chittenden, BY Jonathan C Jones, As Attorney-In-Fact
WYATT CHITTENDEN, BY JONATHAN C. JONES,
AS ATTORNEY-IN-FACT

GABRIEL GRANGER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JONATHAN C JONES and GABRIEL GRANGER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, Tennessee, on this the 3 day of August, 2022.

Notary Public
My Commission Expires: 4/15/25

JESSE DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,JONATHAN C JONES , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of WYATT CHITTENDEN, and who acknowledged that he/she executed the same as the free act and deed of WYATT CHITTENDEN as his/her Attorney-in-Fact.

DONE at offices in Clarksville, Tennessee, on this the 3 day of August, 2022.

Notary Public
My Commission Expires: 4/15/25

JESSE DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2022.

NOTARY PUBLIC
My commission expires _____

REBECCA CAMPBELL
NOTARY PUBLIC STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 01-31-2024

**Address New Owner(s) as follows:**
COURTNEY E MERRIFIELD
915 Dobbin St.
Old Hickory, TN 37138

**Send Tax Bills To:**
Same as above

**Map and Parcel No(s).:** 044 15 0 114.00

## CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell do hereby make oath that I am a licensed attorney and/or 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 8/4/22.

Affiant
Date: 8/4/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 4th day of Aug, 2022.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024