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This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 905414 DEEDWARR
08/19/2022 08:40:55 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220819-0093852

State of Tennessee }
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $400,000

Theresa L. Smith
Affiant Signature Theresa L. Smith

Subscribed and sworn to before me on this the 15th day August, 2022.

L. Dyke Tatum
Notary Public L. Dyke Tatum
My Commission expires: 5/5/2025

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NAME AND ADDRESS OF PROPERTY OWNER:
Dale F. Jeffreys and Allinda S. Jeffreys
7800 Aslan Court
Nashville, TN 37221

SEND TAX BILLS TO:
Dale F. Jeffreys and Allinda S. Jeffreys
7800 Aslan Court
Nashville, TN 37221

MAP AND PARCEL NUMBER: Tax ID #: 09106009100

WARRANTY DEED

22NT01102

Effective the 15th Day of August 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Janie Diane Mason, Unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dale F. Jeffreys and Allinda S. Jeffreys, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of West Park Addition, of record in Book 2330, page 39, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed to Janie Diane Mason, Unmarried by Warranty Deed from Shirley A. Crow dated 02/02/2007 recorded 02/06/2007 in Book NA, Page NA, as Document Number 20070206-0015457, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is an improved property commonly known as: 5926 Carl Pl, Nashville, TN 37209-1945

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 day of August, 2022.

Janie Diane Mason

State of TENNESSEE
County of

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Janie Diane Mason**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of August, 2022.

Notary Public
My Commission expires:
9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY