Karen Johnson Davidson County
Batch# 908375 DEEDWARR
08/25/2022 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20220825-0096189

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF Carson City

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2022.

Notary Public

SONIA JOHNSON
Notary Public, State of Nevada
Appointment No. 20-5343-03
My Appt. Expires Sep 29, 2024

MY COMMISSION EXPIRES: Sept 29, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Jones and Jennifer Shade Jones	New Owner	142-15-0D-008.00-CO
(NAME) 9131 Old Charlotte Pike	(NAME)	
(ADDRESS) Pegram, TN 37143	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Sean Timothy Stratton, Scott Christopher Stratton and Paige Kimberly Dixon, the Heirs of Patsy H. Stratton, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Jones and Jennifer Shade Jones, husband and wife,** hereinafter called the Grantees, their 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. 8, on the Plan of Sun Valley Townhouses, a Planned Unit Development, as of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patsy M. Stratton by Warranty Deed from Chris A. Moddelmog and wife, Mallory S. Moddelmog, dated March 25, 2002 and recorded March 25, 2002, of record in Instrument No. 20020325-0036166, Register's Office for Davidson County, Tennessee. The said Patsy M. Stratton having died on December 21, 2021 leaving Sean Timothy Stratton, Paige Kimberly Dixon and Scott Christopher Stratton as her sole heirs at law, her Last Will and Testament probated in Case No. 22P538, Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 408 Sunvalley West, Nashville, TN 37221

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against 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 24th day of August, 2022.

Sean Timothy Stratton

Scott Christopher Stratton by Sean Timothy Stratton attorney in fact

Scott Christopher Stratton by Sean Timothy Stratton, his Attorney In Fact

Paige Kimberly Dixon by Sean Timothy Stratton attorney in fact

Paige Kimberly Dixon by Sean Timothy Stratton, her Attorney In Fact

Power of Attorney of record in Instrument 202208250096187 and 202208250096188, Register's Office for said County.

STATE OF NEVADA
COUNTY OF Carson City

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sean Timothy Stratton, the within named bargainor, 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, this the 24th day of August, 2022.

Notary Public

My Commission Expires: Sept 29, 2024

(SEAL)

SONIA JOHNSON
Notary Public, State of Nevada
Appointment No. 20-5343-03
My Appt. Expires Sep 29, 2024

STATE OF NEVADA

COUNTY OF Carson City

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sean Timothy Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Scott Christopher Stratton, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Scott Christopher Stratton, for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2022.

Notary Public

My Commission Expires: Sept 29, 2024

(SEAL)

SONIA JOHNSON
Notary Public, State of Nevada
Appointment No. 20-5343-03
My Appt. Expires Sep 29, 2024

STATE OF NEVADA

COUNTY OF Carson City

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sean Timothy Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paige Kimberly Dixon, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Paige Kimberly Dixon, for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2022.

Notary Public

My Commission Expires: Sept 29, 2024

(SEAL)

SONIA JOHNSON
Notary Public, State of Nevada
Appointment No. 20-5343-03
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Certification of Recorded Documents

I, Julia Wyatt, 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 August 22, 2022.

(AFFIANT) – Julia Wyatt

08/22/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of August, 2022.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY