Karen Johnson Davidson County
Batch# 913902 DEEDWARR
09/08/2022 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,539.57
20220908-0100620

Prepared By
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4131

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of September, 2022

Notary ~~Public~~

Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dakota Jones and Laura Jones 1007 Chicamauga Avenue Nashville, TN 37206	New Owner	083 05 0 064.00

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,

Janey Leigh Elrod, NKA Janey Leigh Morris a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dakota Jones and Laura 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 the Easterly 50 feet of the southerly 150 feet of Lot No. 56 on the Plan of Stratton and Seymours Addition to Edgefield of record in Plat Book 57, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 56 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines, 150 feet to an alley, which was established and shown on the plan of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Joshua Tolbert, unmarried to Janey Leigh Elrod, recorded September 12, 2014, as Instrument No. 20140912-0083722 in Davidson County, Tennessee Register of Deeds. Janey Leigh Elrod having since married and is now known as Janey Leigh Morris. Ernest Matthew Morris hereby joins in the execution of this deed to convey any and all rights he may have.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1007 Chicamauga Avenue, Nashville, TN 37206.

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 so 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.

Dated this the 7th day of September, 2022.

Janey Leigh Morris

Janey Leigh Morris

Ernest Matthew Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2022, before me personally appeared Janey Leigh Morris and Ernest Matthew Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of September, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 25, 2026
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **September 7, 2022**.

Affiant Signature

September 7, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

7th day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

