Karen Johnson Davidson County
Batch# 926748 DEEDWARR
10/06/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20221006-0110381

**Prepared By & Return To:**
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-4274

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2022

Notary Public

Commission Expires: 01/13/23

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Aubrey Jones and John Samson Jokerst<br>1020 Gayron Drive<br>Joelton, TN 37080 | Same as New owner | 015-13-0A-071.00-CO |

# 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,

**Mark Anthony Andrews and Kari Marie Salvatore, husband and wife**

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

**Aubrey Jones, an unmarried person, and John Samson Jokerst, an unmarried person, as joint tenants with right of survivorship**

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. 71 on the Plan of Final Plat of Falls Subdivision of record in Plat at Instrument No. 20191015-0105302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty deed from Real Estate Solutions Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200911-0103654 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 11, 2020.

Being the same property conveyed to Mark Anthony Andrews and Kari Marie Salvatore, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20201228-0153491 Register's Office for Davidson County, Tennessee, dated December 23, 2021 and recorded on December 28, 2021.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 1020 Gayron Drive, Joelton, Tennessee 37080.

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: 1020 Gayron Drive, Joelton, TN 37080

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 3 day of October, 2022.

Mark Anthony Andrews

Kari Marie Salvatore

STATE OF Tennessee
COUNTY OF Montgomery

On this 3 day of October 2022, before me personally appeared Mark Anthony Andrews and Kari Marie Salvatore, 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 3 day of October 2022.

Notary Signature
My commission expires: 9/18/2024

BRANDY M. PEETZ
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

**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 10/3/22 (date of document).

Caleb Waters
Affiant Signature

10/6/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

