Karen Johnson Davidson County
Batch# 930049 DEEDWARR
10/14/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,539.20
20221014-0112989

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19334-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $416,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2022.

Notary Public
My Commission Expires: 5-7-24

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Rodney P. Franz and Jacob Carsten Franz<br>1009 Woodbury Falls Drive<br>Nashville, TN 37221 | Same | 128-12-0C-111-00 |

## WARRANTY DEED

**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 consideration, the receipt of which is hereby acknowledged, I, **Thaddeus V. Jones, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rodney P. Franz, married man and Jacob Carsten Franz, unmarried man, as tenants in common 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 Unit 1009, Woodbury Townhomes, Phase 1 Planned Unit Development, as shown on plat of record in Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said properly.

Being the same property conveyed to Thaddeus V. Jones, a married man by Special Warranty Deed from Marquis Homes, LLC., a limited liability company of record as Instrument No. 20070509-0055904 in the Register's Office for Davidson County, Tennessee, dated May 4, 2007 and recorded on May 9, 2007.

Tiffani M. Jones joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1009 Woodbury Falls Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 13th day of October, 2022.

GRANTOR:

Thaddeus V. Jones

Tiffani M. Jones

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thaddeus V. Jones and Tiffani M. Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of October, 2022.

Notary Public
My Commission expires: 04/22/25

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025



202210140112989

## True Copy Certification

I, **Diane March,** 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 this the 14th day of October, 2022.

Affiant Signature
Date 10/14/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

