Karen Johnson Davidson County
Batch# 932361 DEEDWARR
10/21/2022 08:58:30 AM 6 pgs
Fees: $33.00 Taxes: $1,230.25
20221021-0114673

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $332,500.00

Affiant

Subscribed and sworn to before me, this 19th day of October, 2022.

Notary Public
My commission expires:
11/15/25

JESSE TALFORD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eloisa Villanueva	CMG Mortgage, Inc	15014004400
4024 Tea Garden Way	3160 Crow Canyon Rd Ste 400	
Antioch, TN 37013	San Ramon, CA 94583	

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 ACKNOWLEDGE, WE,

Marvin Lee Jone, Martrayl Landais Jones, Marshea Lishell Jones and Kenya Nichelle Whisenant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eloisa Villanueva, a married woman

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. 49, on the Plan of Jamestown Estates, Section 1, of record in Plat Book 6900, Page 592, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to M L Jones, unmarried, by Warranty Deed from Steven L Turner and wife, Jennifer M Turner FKA Jennifer M Didcoct, dated April 26, 1996, of record in Book 10032, Page 644, in the Register's Office for Davidson County, Tennessee. M.L. Jones died testate on 4/6/20. By Last Will and Testament admitted to probate in Seventh Circuit Court of Davison County, Tennessee, No. 20P778, the Testator devised the subject property to Marvin Lee Jones, Martrayl Landais Jones, Marshea Lishell Jones, and Kenya Mishell Whisenant (SIC). Oath is made that Kenya Mishell Whisenant is property known as Kenya Nichelle Whisenant. Marshea Lishell Jones, Personal Representative of the Estate of M.L. Jones, joins in the execution of this instrument to release and to convey any interest the Estate of M.L. Jones may have in subject property. Grantos herein make oath that the within described property is neither their personal residence, nor the personal residence of their spouses, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 in 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.

_____ Date: 10/19/22
Marshea Lishell Jones

_____ Date: 10/19/22
Marshea Lishell Jones
Personal Representative of the Estate of M.L. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marshea Lishell Jones the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Marshea Lishell Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Personal Representative of the Estate of M.L. Jones and that she is authorized by The Estate of M.L. Jones to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of October 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4024 Tea Garden Way, Antioch, TN 37013.

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 in 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.

Marvin Lee Jones Date: 10/18/2022

Marvin Lee Jones

STATE OF Massachusetts

COUNTY OF Suffolk

Personally appeared before me, a Notary Public of said County and State, Marvin Lee Jones, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2022.

Maria Soto

NOTARY PUBLIC

My Commission Expires: 10/13/2028

MARIA SOTO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires October, 13 2028

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 in 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.

Kenya Nichelle Whisenant Date: 10/19/2022

Kenya Nichelle Whisenant

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, a Notary Public of said County and State, Kenya Nichelle Whisenant, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of October, 2022.

Karen M Sutton

NOTARY PUBLIC

KAREN M SUTTON NOTARY PUBLIC Exp. July 9, 2025 HENRY COUNTY, GA

My Commission Expires: July 9, 2025

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 in 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.

_____ Date: 10/19/22
Martrayl Landais Jones

STATE OF GA

COUNTY OF Clayton

Personally appeared before me, a Notary Public of said County and State, Martrayl Landais Jones, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 04/17/2026

Pamela Denise Jarrett
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 04/17/2026

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 October 19, 2022.

Affiant
Date: October 21, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of October 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY