Karen Johnson Davidson County
Batch# 933806 DEEDWARR
10/26/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $396.61
20221026-0115959

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,192.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title. LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Joseph P. Garner and LaCoya Odem	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
(NAME) 309 Marshall St	(NAME) 309 Marshall st.	008-00-0-241.00 (new m&p)
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy Jones and Chinita Jones, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LaCoya Odem and Joseph P. Garner, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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. 3 on the Plan of Final Plat of Roberts Estates of record in Plat at Instrument No. 20080512-0048900 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080627-0066635, 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 Timothy and Chenita Jones by Warranty Deed recorded at Instrument No. 20220920-0104641 and Quit Claim Deed of record at Instrument No. 20220922-0105490 in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN , and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 7917 Whites Creek Pike Lot 3 Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of October, 2022.

Timothy Jones

Chinita Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Timothy Jones and Chinita Jones**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 10/25/22.

Affiant Signature

10/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of October, 2022

Jacqueline G Brown
Notary's Signature

Notary Seal

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25