Karen Johnson Davidson County
Batch# 945964 DEEDWARR
11/30/2022 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221130-0125440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chemika C. Oliver and Mark E. Oliver, Wife and Husband	New Owners (NAME)	
121 Aloha Ct (ADDRESS)	at property (ADDRESS)	086-01-0-061.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Address (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Linda Jeannette Jones, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chemika C. Oliver and Mark E. Oliver, Wife and Husband, hereinafter called the Grantees, their heirs and assigns, that 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. 16 on the Plan of Addition to Section Four, Hermitage Hills, of record in Plat Book 3842, Page 128, 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 the same property conveyed to Kenneth Hellie Jones, a married man by Warranty Deed from Jacqueline O'Neill and husband, Robert O'Neill of record in Instrument No. 20181002-0097501 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018. Kenneth Hellie Jones died on February 7, 2022. By his Will, admitted to Probate by order of the Chancery Court for Sumner County, Tennessee, Case 2021PR-235 and of record in Will Book 2022, Page 728 of said Court, he devised the within property to Linda Jeannette Jones.

An Executor's Deed from James Raymond Jones, Executor of the Estate of Kenneth Hellie Jones, Deceased to Linda Jeannette Jones is placed of record herewith as Instrument 20221130012543 9, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 121 Aloha Ct, Hermitage, TN 37076
(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/our hand(s) this 29th day of November, 2022.

WARRANTY DEED
(Continued)

Linda Jeannette Jones

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of November, 2022.

Notary Public

My Commission Expires: 7/16/2024

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 November 29, 2022.

Affiant Signature

11/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of November, 2022.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 1-6-25