WARRANTY DEED

Karen Johnson Davidson County
Batch# 952722 DEEDWARR
12/19/2022 08:26:09 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20221219-0130553

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vincent Bradford	New Owner	053-02-0-021.00
(NAME)	(NAME)	
13213 Chellaburton Dr.		
(ADDRESS)	(ADDRESS)	
Farmers Branch, TX 75234		
(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, **Jones-True, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent Bradford,** 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. 297, Section C2, Village of Old Hickory, as shown on map of record in Book 1835, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jones-True, LLC, by Warranty Deed from Sheperd & Koepke, Inc. D/B/A Fuller Street, Inc. and Lynette Rhodes, dated December 15, 2006, of record in Instrument No. 20070105-0002118, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Terry L. True and Barbara F. Jones-True by Quitclaim Deed from Jones-True, LLC, a Tennessee limited liability company, dated February 15, 2008, of record in Instrument No. 20080221-0016972, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Jones-True, LLC, by Quitclaim Deed from Terry L. True and Barbara F. Jones-True, dated February 15, 2008, of record in Instrument No. 20080320-0028175, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 1300 Fuller Street, Old Hickory, TN 37138
1302 Fuller Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Book 1835, page 29; Restrictions of record in Book 2022, page 552; all of record in the Register's Office for Davidson County, Tennessee.

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 hands this 15th day of December, 2022.

Jones - True, LLC, a Tennessee limited liability company

By: Carl Haynes
Its: Authorized Representative

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Carl Haynes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an Authorized Representative of Jones-True, LLC, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Representative.

WITNESS my hand and official at Franklin, Tennessee, seal this 15th day of December, 2022.

Notary Public
My Commission Expires: _____

File No.: 36836

