WARRANTY DEED

Karen Johnson Davidson County
Batch# 953286 DEEDWARR
12/19/2022 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $897.25
20221219-0131168

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCO HOMES INC	New owner	
(NAME)	(NAME)	162506014500
1417 Marigold Dr (ADDRESS)	(ADDRESS)	
Spring Hill TN 37174 (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, **Chasity Timberman, Jerry W. James, and Michael Shane Surratt**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCO HOMES INC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 87 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 73.00 feet on the southerly margin of Joann Court, and runs back 135.48 feet on the east sideline, and 129.80 feet on the west sideline, and measures 82.78 feet across the rear lot line.

Being the same property conveyed to Jerry W. James, individually, Chasity Timberman, individually and Michael Shane Surratt, individually as Tenants in common, by virtue of that certain Administrator's Quit Claim Deed dated October 10, 2018, and being of record at Instrument No. 20181015-0101864 in the Register's Office of Davidson County, Tennessee. Grantors warrant that this was not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 205 Joann Ct. Nashville, TN 37211
(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 16th day of December, 2022.

Jerry W. James

Jerry W James

Michael Shane Surratt by Ricky S Barrett attorney in fact

Michael Shane Surratt, by Ricky S Barrett, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 16th day of December, 2022.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day of December, 2022, before me personally appeared Ricky S Barrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Michael Shane Surratt and acknowledged that he executed the same as the free act and deed of the said Michael Shane Surratt.

WITNESS my hand and official seal at office this 16th day of December, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 16th day of December, 2022.

Chasity Timberman

STATE OF TENNESSEE
COUNTY OF Hardin

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

WITNESS my hand and official seal at office this 16th day of December, 2022.

Notary Public

My Commission Expires: 11-19-25

JENNIFER LACEY
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN 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 12/16/22.

Affiant Signature

12/16/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of Dec., 2022

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25