Karen Johnson Davidson County
Batch# 979336 DEEDWARR
03/10/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230310-0017569

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sarah B. Raines and Sharlene Raines	American Pacific Mortgage Corporation	Map: 04411019500
(NAME) 509 Jones St.	(NAME) 580 Menlo Drive, Suite 2	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Rocklin, CA 95765	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($565,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DR. DEBORAH W. JONES, TRUSTEE OF THE WHITE FAMILY TRUST DATED SEPTEMBER 15, 2010,

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

SARAH B. RAINES AND SHARLENE RAINES, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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, as shown on the plan of W. E. Boyd Subdivision, in the 4th Civil District of said county as of record in Book 2083, Page 46, (erroneously shown as Book 2983, Page 46, in prior deed) Register's Office for Davidson County and described as follows: Beginning at a point on the easterly margin of Jones Street, at the common corner of Lots 3 and 4; thence with the margin of said street, southwardly 76.95 feet to the beginning of a curve; thence along said curve, southwardly 31.42 feet to a point on the northerly margin of 6th Street; thence with the margin of said

street, eastwardly 175 feet to a concrete monument; thence northwardly 96.95 feet to the common easterly corner of Lots 3 and 4; thence with the line between said lots, westwardly 195 feet to the beginning.

Being the same property conveyed to Dr. Deborah W. Jones, Trustee or her successors in trust, under The White Family Trust dated the 15th day of September, 2010, by Quitclaim Deed from William O. White and Ann M. White, of record in Instrument No. 20110308-0018456, dated September 15, 2010, Register's Office for said County. See also prior deed of record in Book 2591, Page 579, said Register's Office.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 46, said Register's Office; (3) Notice of Completion of record in Instrument No. 20230213-0010383, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 509 Jones St., Old Hickory, TN 37138
(House No.) (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 our hands this 10th day of March, 2023.

White Family Trust dated September 15, 2010

BY: _____
Dr. Deborah W. Jones
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dr. Deborah W. Jones, Trustee of the White Family Trust dated September 15, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the White Family Trust dated September 15, 2010, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Dr. Deborah W. Jones, as Trustee.

Witness my hand and official seal this 10th day of March, 2023.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 March 10, 2023.

(AFFIANT) Julia Wyatt

03/10/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of March, 2023.

My commission expires: 3/6/25

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY