WARRANTY DEED

Karen Johnson Davidson County
Batch# 988919 DEEDWARR
04/05/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230405-0024825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2023030032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clayton Jones	New Owner c/o American Financial Network, Inc	
(NAME) 340 Rayon Dr. E Lot 101	(NAME) 105 Pointe Drive Suite 330	044-05-0-106.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brea, CA. 92821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED FIVE THOUSAND AND NO/100 Dollars ($305,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **REGINALD KELLER AND SUREDA GRANT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAYTON JONES, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled Map of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to REGINALD KELLER AND SUREDA GRANT, HUSBAND AND WIFE, by deed from ROGER D. INGRAM AND SUSAN M. INGRAM, HUSBAND AND WIFE, of record in Instrument No. 20160712-0071338, dated June 15, 2016, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 340 Rayon Dr. E Lot 101, White House, TN 37188
(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.

Executed by my hand this 3rd of April, 2023.

Reginald Keller

Sureda Grant

STATE OF Tennessee

County OF Davidson

I, **Tuwana J. Bryant,** a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Reginald Keller and Sureda Grant** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of April, 2023.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 April 3, 2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 04-4-23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 04-4-23.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

