Karen Johnson Davidson County
Batch# 995362 DEEDWARR
04/24/2023 11:20 22 AM 2 pgs
Fees $13 00 Taxes $2,312 50

20230424-0029939

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13735-2023

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
0 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 202 3

NOTARY PUBLIC

My commission expires 09/08/2025

VIRGINIA DEJUAN PLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Twitchell and Kiersten Twitchell 2107 Jones Circle Nashville, TN 37207	Same address as new owner	071-04-0-197

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($625,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSHUA SQUIRES AND VALERIE WEINSTEIN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KIERSTEN TWITCHELL AND CODY TWITCHELL, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 165 on the Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Squires, an unmarried man, and Valerie Weinstein, an unmarried woman, dated April, 29, 2019, and of record in Instrument 20190430-0039954, in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 2107 Jones Circle, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 20th day of April, 2023

GRANTOR(S)

Joshua Squires

Valerie Weinstein

STATE OF ~~TENNESSEE~~ MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, a Notary Public, Joshua Squires and Valerie Weinstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 20 day of April, 2023.

~~Notary Public~~

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

JOHN WILSON
Printed Notary Name

My commission expires: 1-31-27