Karen Johnson Davidson County
Batch# 997730 DEEDWARR
04/28/2023 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230428-0031635

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2023.

Notary Public

My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chancy DePriest Bianca DePriest	VOLUNTEER STATE BANK	029-00-0-183-00
3876 Cantarutti Road	323 E MAIN ST	
Joelton, TN 37080	HENDERSONVILLE, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICE JONES, ADMINISTRATOR OF THE ESTATE OF JACK THOMAS JONES, SR., OF RECORD IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE, DOCKET NO. 22P2191**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIANCA DEPRIEST AND CHANCY DEPRIEST, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5, of Tract No. 3, on a survey by Hickerson and Miller, Engineers and Surveyors, August 12, 1959, described according to said survey as follows:

Beginning at an iron pin on the Northerly margin of Cantarutti Road South 55 degrees West 84.4 feet from an iron pin in the Northerly boundary line of the property conveyed to Reau E. Folk, Jr., Trustee, by deed from Kenneth Rottaro and wife, of record in Book 2809, Page 383, Register's Office for said County; thence with the Westerly line of a reserved tract on said survey North 23 degrees 30 minutes West 55.6 feet to an iron pin in the Southerly boundary line of the property conveyed to Andrew J. Graves by deed from Charles A. Graves and wife, of record in Book 353, Page 226, said Register's Office; thence with said Graves Southerly line North 88 degrees West 270 feet to an iron pin; thence South 18 degrees 15 minutes East 176.9 feet to the Northerly margin of Cantarutti Road; thence with the same North 65 degrees 30 minutes East 261.2 feet to the beginning, containing 0.7 of an acre, more or less.

Being the same property conveyed to Tim Witmer and Lee Anne Witmer by Special Warranty deed from Fannie Mae f/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20111109-0087578 Register's Office for Davidson County, Tennessee, dated August 01, 2011 and recorded on November 09, 2011.

Being the same property conveyed to Brandon Adams, Trustee of The 3876 Cantarutti Road Trust by Warranty deed from Tim Witmer and Lee Anne Witmer, husband and wife of record in Instrument No. 20210819-0112461 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 19, 2021.

Being the same property conveyed to Jack Thomas Jones by Warranty Deed from Brandon Adams, Trustee of the 6876 Cantarutti Rd Trust, of record as Instrument Number 20220325-0034423, Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 25, 2022.

Jack Thomas Jones having since died intestate on November 6, 2022. Patrice Jones was appointed Administrator of the Estate of Jack Thomas Jones, Sr., of record in the Probate Court of Davidson County, Tennessee, at Nashville, in Docket No. 22P2191.

Jack Thomas Jones and Jack Thomas Jones, Sr. were one and the same person.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3876 Cantarutti Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of April, 2023.

The Estate of Jack Thomas Jones, Sr.

By: Patrice Jones
Patrice Jones, Administrator

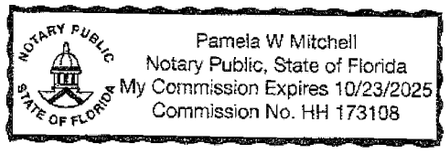
STATE OF FLORIDA
COUNTY OF St Johns

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrice Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administrator of The Estate of Jack Thomas Jones, Sr., and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 26th day of April, 2023.

Pamela W Mitchell
Notary Public

My Commission Expires: 10/23/2025



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 28, 2023 (date of document).

Affiant Signature

April 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023