Karen Johnson Davidson County
Batch# 1003761 DEEDWARR
05/16/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230516-0036565

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $435,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 12th day of May, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan Roel Nabors and Angelia Lynette Nabors	SAME AS NEW OWNER	075-15-0A-311.00 CO
(NAME)	(NAME)	
P O BOX 290423		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37229		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nancy McWhirter Jones, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan Roel Nabors and Angelia Lynette Nabors, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 311 of Phase Four of Stoner's Glen, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions for Stoner's Glen of record as Instrument No. 20000526-0052723, Register's Office for Davidson County, Tennessee; said unit being depicted in Exhibit "A" of the Third Amendment to the Declaration of record as Instrument No. 20040712-0082694, and corrected as Instrument No. 20040712-0082694 (erroneously shown on previous deeds as Instrument No. 20040107-0002851, being corrected as Instrument No. 20040712-0082694), to which plan reference is made for a more complete and accurate description thereof, said Register's Office.

Being the same property conveyed to NANCY MCWHIRTER JONES, UNMARRIED, by deed from JAMES MATHEWS, WIDOW, of record as Instrument No. 20160311-0023495, dated February 29, 2016, and re-recorded as Instrument No. 20161006-0106029, said Register's Office.

This property is __unimproved _X_improved property known as: 311 Wiles Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of May, 2023.

Nancy McWhirter Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy McWhirter Jones, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/12/23.

Date

Celia Stewart-Rouse

Affiant Signature

5/12/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY