Karen Johnson Davidson County
Batch# 1005805 DEEDWARR
05/22/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230522-0038172

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $295,000.00.

Affiant

Subscribed and sworn before me this the 19th day of May, 2023.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Raymond Gerald Johnston	New owner	173-16-0A 289.00
3169 Hidden Creek Drive		
Nashville, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNIFER JARRETT F/K/A JENNIFER NICOLE HAMMONDS AND RICHARD JARRETT, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RAYMOND GERALD JOHNSTON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Hidden Creek, Phase 5, of record in Instrument No. 20060627-0076912, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Nicole Hammonds, a married person, by deed dated 07/25/2008, from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20080729-0077402, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3169 Hidden Creek Drive, Nashville, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AIF

Witness my hand this the 19th day of May, 2023.

Jennifer Jarrett f/k/a Jennifer Nicole Hammonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Jarrett f/k/a Jennifer Nicole Hammonds and Richard Jarrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2023.

My commission expires: 9-7-26

Notary Public

Richard Jarrett by Jennifer Jarrett attorney in fact
Richard Jarrett
BY: Jennifer Jarrett as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of May, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jennifer Jarrett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Jarrett, by Limited Power of Attorney dated May 18th, 2023, and who acknowledged that she executed the same as the free act and deed of Richard Jarrett.

Witness my hand and official seal this 19th day of May, 2023.

My Commission Expires: 9-7-26

Notary Public

202305220038172

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-19-23.

Affiant Signature

5-22-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY