WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008017 **DEEDWARR**
05/26/2023 09 09 00 AM 2 pgs
Fees $13 00 Taxes $1,228 40

20230526-0039780

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 7-2-24
(AFFIX SEAL)

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number. 2023-04-9967B

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP/PARCEL NUMBERS
Madison Viorel Mummert, Unmarried Man, and Mary Jo Mummert and Edward Mummert, Wife and Husband, As Tenants in Common	Madison Viorel Mummert, Unmarried Man, and Mary Jo Mummert and Edward Mummert, Wife and Husband, As Tenants in Common	165 13 0A 011 00
(NAME)	(NAME)	
4241 Laurenwood Drive	4241 Laurenwood Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM JONES AND LORI MOSIER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON VIOREL MUMMERT, UNMARRIED MAN, AND MARY JO MUMMERT AND EDWARD MUMMERT, WIFE AND HUSBAND, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Lot No 328 of Peppertree Forest, Section Six as shown on plat of record in Book 7900, Page 572, to which reference is hereby made for a more complete description

BEING the same property conveyed to William Lee Jones and wife, Lois J. Jones from Allen Earps Builders, Inc., by Deed dated March 25, 1994 and of record on April 11, 1994, in Book 9307, Page 541, in the Register's Office for Davidson County, Tennessee Also being the same property title to which vested in Lois J. Jones upon the death of William Lee Jones, by reason of their tenancy by the entirety Also being the same property devised to William Jones and Lori Mosier by Last Will and Testament of Lois Jewel Jones, filed in Probate Docket Bumber 22P-2014.

Affidavit of Inheritance (Real Estate) as a Muniment of Title, recorded on February 17, 2023, in Instrument No 20230217-0011525, in the Register's Office.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County

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

Witness our hands this 14th day of May, 2023

William Jones

Lori Mosier

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **William Jones and Lori Mosier** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2023.

Commission Expires _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES APRIL 21, 2027