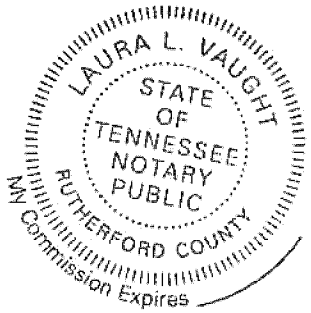
Karen Johnson Davidson County
Batch# 1011108 DEEDWARR
06/05/2023 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,380.10
20230605-0042340



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37650-04-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $373,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2023. Notary Public My Commission Expires: 3/22/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Matthew Terry Sarah Viar Terry 8308 Ramstone Way Antioch, TN 37013	Same as New Owner	Map and Parcel No.: 182060A26900CO 182 06 0A 269.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Hannah Ruth Jones and husband Steven W. Jones (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Jonathan Matthew Terry and Sarah Viar Terry, husband and wife (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8308 Ramstone Way, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of May, 2023.

GRANTORS:

Hannah Ruth Jones

Steven W. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Ruth Jones and Steven W. Jones, 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, at office, this 31st day of May, 2023.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 222 on the Plan of Old Hickory Hills, Phase Two - Section Four, as shown by plat appearing of record in Instrument No. 20041220-0151235, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Hannah Ruth Jones and husband, Steven W. Jones, by Warranty Deed from Mikel C. Unger and wife, Hollie Unger, of record in Instrument No. 20100223-0013619, in the Register's Office of Davidson County, Tennessee, dated February 19, 2010 and recorded on February 23, 2010.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Old Hickory Hills, Phase Two - Section Four, as recorded in Instrument No. 20041220-0151235.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-0006750, as Amended in Instrument No. 20101116-0091730 and Rules and Regulations recorded in Instrument No. 20151229-0130686.
4. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749.
5. Easement to United Telephone Company of record in Instrument No. 20020123-0009339.
6. HOA Charter of record in Instrument No. 20020123-0009417 and as amended in Instrument No. 20081219-0121385.

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 5/31/23 (date of document).

Affiant Signature

6/5/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of June, 2023.

Notary Signature

My Commission Expires: 3-15-2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY