| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br>**Harpeth Escrow, LLC**<br>**117 Saundersville Road, Ste. 201**<br>**Hendersonville, TN 37075** | **STATE OF Tennessee**<br>**COUNTY OF Davidson**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$380,000.00**<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this **29th day of June, 2023**<br><br>**Notary Public**<br>**My commission expires:** _____ |

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1022486 DEEDWARR
07/05/2023 09 43 40 AM 2 pgs
Fees $13 00 Taxes $1,406 00

20230705-0051178

# WARRANTY DEED

| Address of New Owner(s) as follows | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| **Andrew MJ Layne**<br>**Ashley T. Peck**<br>**2885 Creekbend Drive**<br>**Nashville, TN 37207** | New Owner | **059-04-0A-116-00**<br>Account No |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Quinton Akeem Jones and Mariah Elisha Shepherd, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Andrew MJ Layne, unmarried, and Ashley T. Peck, unmarried, as joint tenants with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows

**Land in Davidson County, Tennessee, being Lot 112 of Phase 4, 5 & 6, Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Quinton Akeem Jones and Mariah Elisha Shepherd, husband and wife, by Warranty Deed from Corrice D. Thompson and wife, Marsha R. Thompson, of record in Instrument No. 20180306-0020981, in the Register's Office of Davidson County, Tennessee, dated February 28, 2018, and recorded on March 06, 2018.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved (__) property known as **2885 Creekbend Drive, Nashville, TN 37207**

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 in 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 my/our hand(s) this **28th day of June, 2023.**

**Quinton Akeem Jones**

**Mariah Elisha Shepherd**

**STATE OF ALABAMA**

**COUNTY OF** Macon

**On this 28th day of June, 2023, before me personally appeared Quinton Akeem Jones and Mariah Elisha Shepherd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

**Witness my hand, at office, this 28th day of June, 2023.**

Natalie D. Brooks

**Notary Signature**
**My commission expires:** June 23, 2024

NATALIE D. BROOKS
Notary Public, Alabama State At Large
My Commission Expires June 23, 2024