RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-15649-2023

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1023464 DEEDWARR
07/06/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20230706-0051796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of July, 2023

NOTARY PUBLIC

My commission expires

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES: 33, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Regina Alredge<br>PO Box 681721<br>Franklin, TN 37068 | Same address as new owner | 147-07-0B-048.00 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($170,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTIAN M. JAMES, MARRIED, FORMERLY KNOWN AS CHRISTIAN M. JONES,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **REGINA ALREDGE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. J48 on the Plan of Woodlea Place Townhomes, of record in Book 5050, page 101, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christian M. Jones, a single man, from Goat Dog Properties, Inc., by Warranty Deed dated November 14, 2016 and recorded November 17, 2016 in Instrument #20161117-0121433, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 4958 Edmondson Pike, Unit J48, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Christian James having since married, Samantha James joins in the execution of the Warranty Deed to convey any and all marital interest she may have to said property

WITNESS MY/OUR HANDS, this 5th day of July, 2023

GRANTOR(S)

Christian James f/k/a Christian Jones

Samantha James

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Christian M. James, and Samantha James, 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 and seal, this the 5th day of July, 2023.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: 9/28/2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/5/23 (date of document).

Jennifer L. Pennell

7/6/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

