WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027778 **DEEDWARR**
07/18/2023 12 00 15 PM 2 pgs
Fees $13 00 Taxes $4,440.00

20230718-0055184

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-P-23-4117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jeremy R. Finley and Rebecca H. Finley	**Jeremy R. Finley and Rebecca H. Finley**	
(NAME)	(NAME)	**103-08-0-214 00**
4117 Aberdeen Road	**4117 Aberdeen Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEREDITH A. JONES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY R. FINLEY AND REBECCA H. FINLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 64, of Block I on the Plan of Cherokee Park, Third Section, of record in Book 843, Pages 2 and 3, said Register's Office, to which reference is hereby made for a more complete description

Being the same property conveyed to Meredith A Jones, a single person by Warranty Deed from Patsy Bruce, unmarried and Henry Smithson, unmarried of record in Instrument No 20060522-0059878 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 22, 2006

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 843, Page (s) 2 and 3, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4117 Aberdeen Road, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17 DAY OF JULY, 2023.

Meredith A Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH A JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2023

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212