Karen Johnson Davidson County
Batch# 1028625 DEEDWARR
07/20/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230720-0055964

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-15361-2023

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of JULY, 2023.

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

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
Crystal Ann Hasty and Phillip Brinkley 6044 Marrowbone Lake Rd Joelton, TN 37080	Same address as new owner	028-00-0-113

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($280,000.00) 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, **JUDY CARROLL JONES , FKA JUDY CARROLL CLARK, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CRYSTAL ANN HASTY AND PHILLIP BRINKLEY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 on the Plan of Paul L. Hicks's Property, not found of record, and as shown on a survey by William A. Cummings, Tennessee Registered Land Surveyor No. 1314, dated August 10, 1987, as follows:

Beginning at an iron pin in the easterly right-of-way of Little Marrowbone Lake Road, said pin being northerly along said right-of-way approximately 0.2 mile from its intersection with Grays Point Road, and being at the intersection of said right-of-way with the northerly boundary line of property owned by Charles E. Jones, et ux, of record in Deed Book 6981, page 490, RODCT; thence with said right-of-way as follows: North 27 degrees 27 minutes 00 seconds East 100.00 feet; North 19 degrees 02 minutes 00 seconds East 50 feet; North 1 degree 21 minutes 00 seconds West 78.00 feet to an iron pin; thence, leaving said right-of-way with the southerly boundary line of property owned by James R. Chaffin, et ux, of record in Deed Book 5332, page 185, RODCT, North 89 degrees 30 minutes 00 seconds East, 1298.00 feet to an iron pin in the westerly boundary line of property owned by A. L. Krantz of record in Book 476, page 128, RODCT; thence with said westerly boundary line, South 3 degrees 31 minutes 00 seconds West, 200.00 feet to an iron pin; thence with said Jones's northerly boundary line, South 88 degrees 54 minutes 20 seconds West, 1346.50 feet to the beginning, and containing 6.19 acres, more or less.

Being the same property conveyed to Judy Carroll Clark from Hubert F. Clark and wife, Mary Sue Clark, by Warranty Deed dated November 8, 2000 and recorded November 20, 2000 in Instrument #20001120-

0114723, 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: 6044 Marrowbone Lake Road, Joelton, TN 37080

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.

Judy Carroll Clark having since married, Charles R. Jones joins in the execution of the Warranty Deed to convey any and all marital interest s/he may have to said property

WITNESS MY/OUR HANDS, this **14th** day of July, 2023

GRANTOR(S)

Judy Carroll Jones

Judy Carroll Jones

Charles R. Jones

STATE OF TENNESSEE
COUNTY OF **Rutherford**

Personally appeared before me, a Notary Public, Judy Carroll Jones and Charles R. 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 and seal, this the 14 day of July, 2023.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

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 7/14/23 (date of document).

Jennifer L. Pennell

7/20/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024