Karen Johnson Davidson County
Batch# 1029002 DEEDWARR
07/20/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230720-0056101

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Amanda Mayhan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF July, 2023.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-28-26

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Benard and Carlie Gee	New Owner	
(NAME) 8321 Rossi Road	(NAME)	181110C05200CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Anna Jones Bronson, F/K/A Anna Catherine Jones, and Christopher Neal Bronson, wife and husband** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Benard and Carlie Gee, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit 300 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1), as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument no. 20080318-00273436, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anna Catherine Jones, an unmarried woman, by virtue of that certain Deed dated February 12, 2009, and being of record at Instrument No. 20090219-0014409 in the Register's Office of Davidson County, Tennessee.

Christopher Neal Bronson joins in this conveyance of the above described property to convey any martial interest he may have as the spouse of Anna Jones Bronson

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 8321 Rossi Rd. Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 17 day of July, 2023.

Anna Jones Bronson

Christopher Neal Bronson

STATE OF OREGON
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Anna Jones Bronson and Christopher Neal Bronson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of July, 2023.

Notary Public

My Commission Expires: 08/17/2024

OFFICIAL STAMP
JANEE KATHLEEN SKELTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 1002923
MY COMMISSION EXPIRES AUGUST 17, 2024

Certificate of Authenticity

I, Tonya Loftin, 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 **July 17, 2023**.

Date

Tonya Loftin
Affiant Signature

July 20, 2023
Date

State of Tennessee

County of Rutherford

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

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)