Karen Johnson Davidson County
Batch# 1029631 **DEEDWARR**
07/24/2023 09 35 33 AM 2 pgs
Fees $13 00 Taxes $1,591 00

20230724-0056687

WARRANTY DEED

JONES-T23079

STATE OF Tennessee
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF July, 2023

(Affix Seal) Notary Public

My Commission Expires

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES APRIL 21, 2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO
TITLE SOLUTIONS, LLC
111 Maple Row Blvd
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shannon E Jones-Murphy and spouse, Edith M. Murphy	New Owner	094150 106.00
805 East Campbell Road		
Madison, TN 37115		

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, I/we, **DEBRA L. HAMILTON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **SHANNON E. JONES-MURPHY AND SPOUSE, EDITH M. MURPHY**, hereinafter called the Grantee(s), their heirs 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. 14 on the Plan of Green Forrest Subdivision, as of record in Book 3700, Page 8, Register's Office for said County.

Said Lot No.14 being a corner lot fronts 167 feet along the northerly margin of New Campbell Road and 128.1 feet along the westerly margin of Campbell Court and 36.71 feet along the curve at the corner of Campbell Court and New Campbell Road and runs back between converging lines 280.88 feet on the northerly line and 222 feet on the westerly line to a point at the rear or northwesterly corner.

Being the same property conveyed to Jimmy C. Hamilton and wife, Debra L. Hamilton by deed from Donnie H. Henson and wife, Barbara A. Henson of record in Book 200108220090805, recorded on 08/22/2001, Register's Office for Davidson County, Tennessee.

Jimmy C Hamilton having since died on 10-16-2021.

This conveyance is subject to Restrictive Covenants of record in Book 3889, Page 383, Register's Office for said County.

This conveyance is made subject to: (1) taxes which have been prorated and assumed by the Grantees; (2) all matter appearing on the Plan of record in Book 3700, Page 8, said Register's Office.

This is (X) improved property known as **805 East Campbell Road, Madison, Tennessee 37115** .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 20 day of July, 2023

Debra L. Hamilton

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named DEBRA L HAMILTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained Witness my hand and official seal at Sumner County, TN, this 20 day of July, 2023

Notary Public

My Commission Expires. _____

RHONDA M HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027