Karen Johnson Davidson County
Batch# 1032223 DEEDWARR
07/28/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20230728-0058497

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21267-22

JM-BMR-23-3417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/23/26
(AFFIX SEAL)

LARRY MARTIN LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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)
Joy Steidl and Eric Steidl	NEW OWNERS	
(NAME)	(NAME)	**049-15-0-005.00**
3417 Tisdall Drive		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **BRANDON JONES AND AND ERIC JONES AND TIMIA WILSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOY STEIDL AND ERIC STEIDL, WIFE AND HUSBAND,** 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. 5-A on the Plan of The Zone Lot Division of Lots Nos. 5 and 6, Deer Meadows, Phase One, of record in Book 6250, Page 316, amending Plat of record in Book 5800, Page 270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Wilson by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20110421-0030799 Register's Office for Davidson County, Tennessee, dated April 18, 2011 and recorded on April 21, 2011.

Being a portion of the same property awarded to Tawana S. Wilson by Final Decree of Divorce from Timothy L. Wilson, filed at Docket No. 17D-1151, Circuit Court for Davidson County, Tennessee, and of record in Instrument No. 20190621-0060186, Register's Office for Davidson County, Tennessee.

The said Tawana S. Wilson having died intestate on or about July 29, 2022 leaving her heirs at law, Brandon Jones, Eric Jones, and Timia Wilson, as evidenced by Affidavits or Heirships of record in Instrument No. 20230718-0055349 and 20230718-0055350.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Book 5800, Page 270, as amended in Book 6250, Page 316, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6143, Page 141, in the 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: **3417 Tisdall Drive, Whites Creek, Tennessee 37189**.

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 27th DAY OF JULY, 2023.

Brandon Jones

Eric Jones

Timia Wilson by Brandon Jones ATTORNEY-IN-FACT
Timia Wilson by Brandon Jones
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON 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 27th of July, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC 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 27th of July, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMIA WILSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMIA WILSON.

Witness my hand and official seal, this the 27th of July, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/27/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

