Karen Johnson Davidson County
Batch# 1039987 DEEDWARR
08/18/2023 11:26:30 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20230818-0064658

WARRANTY DEED

BRITNEY WERSBECKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/08/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-2-24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3923

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Wyatt Chittenden and Jonathan C. Jones	**NEW OWNER**	053 16 0 062.00
2910 Stewart Campbell Pointe		
Thompson's Station, TN 37179		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Teresa L. Williams, a married woman, Lisa J. Lee, and Sarah L. Mills, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wyatt Chittenden, and Jonathan C. Jones, a married man, as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 46 on the plan of Stone Hedge, Final Plat Section 1, as shown by plat of record in Book 8250, page 541, and as amended in Surveyor's Certificate of Correction of record in book 10254, Page 636, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Teresa L. Williams, Lisa J. Lee and Sarah L. Mills, by Deed from Teresa L. Williams, executor for the estate of Joyce Garner Lee, 04/21/2023, recorded 04/24/2023, of record in Instrument Number 202304240029819, of the Public Records of Davidson County, Tennessee. Being the same property conveyed to Joyce Garner Lee by Quitclaim Deed from Patsy Garner Jacobs and Joyce Garner Lee dated 05/08/2009 and recorded 05/11/2009, of record in Instrument Number 200905110042989, of the Public Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 315 Pitts Avenue Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 8, 2023.

TERESA L. WILLIAMS

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Teresa L. Williams, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 8, 2023.

Notary Public

My Commission Expires: ~~11/28/2026~~ 9/2/24

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File #: 2023-3923

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on August 3rd, 2023.

Lisa J Lee

LISA J. LEE

STATE OF Texas

COUNTY OF Hidalgo

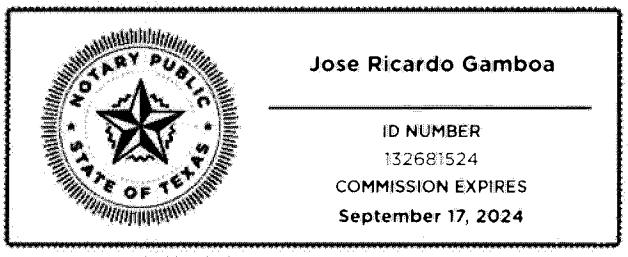
Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Lisa J Lee, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 3rd, 2023.

Jose Ricardo Gamboa

Notary Public of Texas

My Commission Expires: 09/17/2024



File #: 2023-3923

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Notarized online using audio-video communication

Witness my hand on August 4th, 2023.

Sarah L Mills

SARAH L. MILLS

STATE OF Texas

COUNTY OF Harris

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Sarah L. Mills, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 14th, 2023.

NOTARY PUBLIC STATE OF TEXAS

Alexis Trice

ID NUMBER
133454288
COMMISSION EXPIRES
November 17, 2025

Alexis Trice

Notary Public

My Commission Expires: 11/17/2025

Notarized online using audio-video communication

File #: 2023-3923

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 8, 2023.

J. Carlton Drumwright

August 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY