Karen Johnson Davidson County
Batch# 1046309 DEEDWARR
09/05/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20230905-0069440

WARRANTY DEED

TAYNA S.
TENNESSEE NOTARY PUBLIC
My Comm Exp. Feb. 25, 2024
COUNTY OF MAURY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Maury
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00
Beverly Hall
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 08/31/2023.
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/25/24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2023-3959

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Daniel Lee Tanner and Fabiola Tanner	**New American Funding LLC**	044-14-0-127-00
1109 Fowler Street	14511 Myford Road, Suite 100	
Old Hickory, TN 37138	Tustin, CA 92780	

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,

Rickey Allen Jones and Jesse Eugene Jones

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

Daniel Lee Tanner and Fabiola Tanner, husband and wife

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 situated in Davidson County, Tennessee:

Lot 88, Section I, Rolling Green Subdivision, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 75 and 76, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Alden Rickey Jones, an unmarried man by Warranty deed from Dorothy M. Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement of record in Instrument No. 20160906-0093345 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 06, 2016.

Alden Rickey Jones, having died intestate on February 26, 2023, his interest in said property vesting in his heirs at law: Rickey Allen Jones and Jesse Eugene Jones, as shown in probate of record in Case No. 23P529, Seventh Circuit Court (Probate Division) for 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 property known as 1109 Fowler Street 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 31, 2023.

Rickey Allen Jones

Jesse Eugene Jones

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Maury

Personally appeared before me, a Notary Public of said County and State, Rickey Allen Jones and Jesse Eugene Jones, 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 31, 2023.

Notary Public

My Commission Expires: 2/25/24

DELAYNA SISK
TENNESSEE NOTARY PUBLIC
My Comm Exp. Feb. 25, 2024
COUNTY OF MAURY

File #: 2023-3959

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 31, 2023.

J. Carlton Drumwright

August 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY