2023-0834

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **1,400,000.00**.
Karen Johnson Davidson County Batch# 1046317 DEEDWARR 09/05/2023 01:42:30 PM 3 pgs Fees: $18.00 Taxes: $5,180.00 20230905-0069481	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/31/2023** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric S. Regis and Lori L. Trew	New Owner	**064 03 0B 094 00CO**
(NAME) **1156 Safety Harbor Cove**	(NAME)	
(ADDRESS) **Old Hickory, TN, 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Zachary Jones and Beth Jones, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric S. Regis, unmarried and Lori L. Trew, unmarried as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 194, on the Final Plat of Phase Six, Section One, Brandywine Pointe, a Planned Unit Development, of record in Book 7900, Page 805, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Zachary Jones and Beth Jones, husband and wife by Deed dated March 25, 2016, from David Carver and Debra Carver, husband and wife, recorded March 29, 2016, in Instrument Number 20160329-0029324, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1156 Safety Harbor Cove, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **August, 2023**.

Zachary Jones

Beth Jones

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Zachary Jones and Beth Jones, husband and wife**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **August, 2023**.

NOTARY PUBLIC

My Commission Expires: 1/23/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/31/23 (date of document).

Affiant Signature

9/5/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON