This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Tabatha Jones
7804 Harpeth View Dr
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 1052434 **DEEDWARR**
09/21/2023 09 58 32 AM 3 pgs
Fees $18 00 Taxes $1,776 00

20230921-0074195

SEND TAX BILL TO:
Mortgage

MORTGAGEE:
JP MORGAN CHASE BANK
1111 POLARIS PKWY
COLUMBUS, OH 43240

MAP 156-01
GROUP B
PARCEL 002.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Steel Douglas,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tabatha Jones, an unmarried woman,** hereinafter called the GRANTEE, her 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. 2 on the Plan of Harpeth View Subdivision, a Planned Unit Development, as shown by plat and survey of record in Plat Book 6900, page 319, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gayle J. Douglas, by deed dated April 4, 2002 from Gilbert L. Given, Jr. and Judy Shmerling Given, husband and wife, of record in Instrument No. 20020405-0042043, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Steel Douglas by Last Will and Testament of Gayle Jennings Douglas, as Order Admitting Will to Probate for Muniment of Title, entered into The Seventh Circuit Court Clerk for Davidson County, Tennessee, March 30, 2023, Docket No. 23P535, and contained in Instrument No 20230330-0023141, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **7804 Harpeth View Dr, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 this the 14 of **September, 2023**

Mary Steel Douglas

Mary Steel Douglas

STATE OF ARKANSAS ,
COUNTY OF Pulaski

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Steel Douglas**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of **September, 2023.**

Marilyn S. Cash

NOTARY PUBLIC

My Commission Expires: 12-01-2027

MARILYN S. CASH
COMM. EXP.
12-01-2027
No. 12703263
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $480,000.00.

AFFIANT

Subscribed and sworn to before me on this day of , .

NOTARY PUBLIC

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE