Karen Johnson Davidson County
Batch# 1055599 DEEDWARR
09/29/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20230929-0076652

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $870,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2023.

Notary Public
My commission expires: 7/24/24

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mackenzie Jean Ammons	New Owner	**118IO005900**
835 Sutton Hill Rd		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John B. Padgett, as Trustee of the 2020 JTP Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mackenzie Jean Ammons

HEREINAFTER CALLED THE GRANTEES, 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 a tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 2, on the unrecorded map of RM. Candra's Subdivision of part of Lot No. 3 on the Nathaniel A. McNairy Lands, as of record in Plan Book 1, Page 29, Chancery Court at Nashville, and a part of Lot No. 1, of Block D, on the Map of Battlefield Estates, of record in Book 974, Page 59, Register's Office for Davidson County, Tennessee (the property in question being part of Lot 3 of the McNairy Lands), and being more particularly described according to a survey made November 4, 1940, by W.B. Southgate, Surveyor, as follows:

Beginning at a point, the common corner of Lots Nos. 1 and 2 in the South margin of Sutton Hill Road, being the northeast corner of the property conveyed to Robert W. Bomar and wife by deed from Robert M. Candra, as of record in Book 1148, Page 490, Register's Office for Davidson County, Tennessee; thence along Bomar's easterly line, South 4 deg. West, 212.0 feet, to a point in the center line of Brown's Creek; thence down said Creek, South 66 deg. East, 95.0 feet, to a point, the common corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, North 4 deg. East, 212.0 feet, to a stake in the South margin of Sutton Hill Road; thence with the margin of the same, North 86 deg. West, 95.0 feet to the point of beginning.

Being the same property conveyed to John B. Padgett, as Trustee of the 2020 JTP Trust, by Quitclaim Deed from John R Padgett and Lanell B Padgett, dated December 30, 2020, of record in Instrument No. 20210209-0018113, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 835 Sutton Hill Rd, Nashville, TN 37204.

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, their heirs and assigns forever; and we do covenant with 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.

The 2020 JTP Trust

John B Padgett Date: 9/27/23

BY: John B. Padgett, Trustee

STATE OF AL

COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared John B. Padgett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Trustee of the 2020 JTP Trust and that he is authorized by the 2020 JTP Trust to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of September, 2023.

Hannah Ellenburg NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC

My Commission Expires: 3/15/24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/27/2023 (date of document).

Jennifer Russell
Affiant Signature

9/28/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

