WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063027 DEEDWARR
10/19/2023 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20231019-0082190

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/19/23

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/28/26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File # 2023-836

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Mary Beth Peery	SAME	052-04-0-075.00
103 Hilltop Road		
Dickson, TN 37055		

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,

Andrea Jones Wilkins

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

Mary Beth Peery

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. 65 on the Plan of Arrowhead Estates, Section II, of record in Plat Book 5050, page 83, Register's Office for said County.

Said Lot Number 65 fronts 67.03 feet 40.00 - 27.03 on a broken line on the Northerly margin of Manzano Road and extends back 110.47 feet on the easterly line and 115.94 feet on the westerly line to a dead line in the rear measuring 78.66 feet thereon.

Being the same property conveyed to Andrea Jones, a married woman by Warranty deed from Erasmo Hernandez and Karilu Hernandez, husband and wife of record in Instrument No. 20160809-0082671 Register's Office for Davidson County, Tennessee, dated August 5, 2016 and recorded on August 9, 2016.

Being the same property conveyed to Andrea Jones, an unmarried woman by Quitclaim deed from Andrea Jones, divorced-not remarried of record in Instrument No. 20210319-0036875 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 19, 2021. (Value of consideration shown in aforementioned deed $10.00.)

This is property known as 241 Manzano Road Nashville, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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) 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 GRANTEE(S), 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 10|19|23

Andrea Jones Wilkins

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Andrea Jones Wilkins, 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, on 10|19|23

NOTARY PUBLIC

My Commission Expires: 7|25|26

DANA L AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Dana Austin, 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 10|19|23.

Affiant Signature

Date: 10|19|23

State of TENNESSEE

County of CHEATHAM

Sworn to and subscribed before me this 10|19|23.

Notary's Signature

MY COMMISSION EXPIRES: 11|27|23

NOTARY'S SEAL

