Prepared by:
Record and Return To:
Chapman and Rosenthal Title, LLC
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

This Instrument Prepared by Ledbetter Title Company, LLC
P. O. Box 715, Cookeville, TN 38503

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND FROM INFORMATION PROVIDED BY THE PARTIES.

WARRANTY DEED

OWNER:
Name: James Eugene Negri and Wendy Jo Negri, Trustees
Address:
5041 Megan Drive
Hermitage, TN 37076

SEND TAX BILLS
Same as Owner

Karen Johnson Davidson County
Batch# 1064902 **DEEDWARR**
10/26/2023 10:52:00 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20231026-0083857

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ***Jeffrey G. Jones and Betty C. Jones, husband and wife,*** have this day bargained and sold, and does hereby transfer and convey unto ***James Eugene Negri and Wendy Jo Negri Trustees of the James Eugene Negri and Wendy Jo Negri Trust under a trust agreement dated May 7, 2013,*** their heirs and assigns, hereinafter referred to as "grantees," certain real estate located in the Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Windsong Subdvision, as of record in Instrument No. 200001122-0115313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tax Indentifiation No. 098 13 0D 007.00

Being the same property conveyed to Jeffrey G. Jones and wife, Betty C. Jones by Warranty Deed from Edward N. Davis and Wife, Shirley A. Davis, of record in Instrument No. 20040301-0022981, in the Register's Office of Davidson County, Tennessee, dated February 26, 2004 and recorded on March 01, 2004. Also see Name Affidavit recorded in Instrument No. 20230914-0072076 and Instrumnet No. 20230914-0072077, Register's Office of Davidson County, Tennessee.

SOURCE OF DESCRIPTION the previous and last conveyance.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS THEIR HANDS this 24 day of October 2023.

Jeffrey G. Jones

Betty C. Jones

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Jeffrey G. Jones and Betty C. Jones***, with whom I am personally acquainted (or proved to me 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 the 24 day of October 2023.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY STONE

My Commission Expires: 7.8.25

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for this transfer is $470,000.00.

Affiant Katie Bradley

Subscribed and sworn to before me, on the 25th day of October 2023.

My Commission Expires: _____

Notary Public - Register

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

g/misc-dee/Negri, James.wd