Karen Johnson Davidson County
Batch# 1070293 DEEDWARR
11/13/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,370.56
20231113-0088030

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-18114-2023

WARRANTY DEED

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Durham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,421.00.

Joan K. Drane by Wendy Cox, her attorney-in-fact
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH day of Nov 2023

Amie Luke
NOTARY PUBLIC

My commission expires: Oct 22, 2024

AMIE LUKE
Notary Public - North Carolina
Durham County
My Commission Expires Oct 22, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Stephen Jones and Elizabeth Harris Jones 898 General George Patton Rd Nashville, TN 37221	Same address as new owner	142-09-0C-898-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY THOUSAND FOUR HUNDRED TWENTY ONE AND 00/100 Dollars ($370,421.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOAN K. DRANE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES STEPHEN JONES AND ELIZABETH HARRIS JONES, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 898, together with the carport designated No. 898-C, on the Plan of Phase One – Lot Two, Section Five, River Plantation Condominium Apartments, of record in Book 5200, page 257, and described in a Master Deed of record in Book 5410, page 248, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joan K. Drane from James W. Drane by Quitclaim Deed dated March 19, 2012 and recorded March 23, 2012 in Instrument #20120323-0024736, said Register's Office.

Being the same property conveyed to James W. Drane and wife, Joan K. Drane, from George A. Cathey, Jr., and wife, Dorothy B. Cathey, by Warranty Deed dated February 16, 1990 and recorded February 20, 1990 in Book 8048, page 590, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 898 General George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of November, 2023

GRANTOR(S)
Joan K. Drane by Wendy Drane Coss, FKA Wendy Drane Plessinger, her Attorney-in-Fact
Joan K. Drane by Wendy Drane Coss, FKA
Wendy Drane Plessinger, her Attorney-In-Fact

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Durham

Personally appeared before me, a Notary Public, Wendy Drane Coss, fka Wendy Drane Plessinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Joan K. Drane, and who acknowledged that she executed the same as the free act and deed of Joan K. Drane.

WITNESS my hand and seal, this the 9TH day of NOV., 2023

Amie Luke
Notary Public

AMIE LUKE
Notary Public - North Carolina
Durham County
My Commission Expires Oct 22, 2024

Amie Luke
Printed Notary Name

My commission expires: Oct. 22, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov 9, 23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Nov 10, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of Nov, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026