Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EV-23-713

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074491 DEEDWARR
11/22/2023 10:31:28 AM 2 pgs
Fees: $13.00 Taxes: $2,280.13

20231122-0090959

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2023.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Randy Williamson and Aylin Oktem	NEW OWNER	
(NAME)	(NAME)	
713 Sherbrooke Court		180-04-0-A-017.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony P. Jones and Megan C. Jones, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Randy Williamson and Aylin Oktem-Williamson, husband and wife**, 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:

HY

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the plan of SECTION ONE, HIGHLAND CREEK, of record in Plat Book 9700, Pages 959-960, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Anthony P. Jones and Megan C. Jones, husband and wife, by Warranty Deed dated 05/14/2015 from Travis J. Menge and wife, Stephanie M. Menge of record in Instrument No. 20150520-0046738, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 713 Sherbrooke Court, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Matters shown on plat of record in Plat Book 9700, Pages 959-960, Register's Office for Davidson County, Tennessee. Declaration of Restrictive Covenants for Highland Creek of record in Book 11568, Page 311, as amended in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee. Bylaws for Highland Creek of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee. Easements of record in Book 5266, Page 40, Register's Office for Davidson County, Tennessee. Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516, and Book 10569, Page 732, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.

Effective the 17 day of November, 2023.

Anthony P. Jones

Megan C. Jones

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid,Anthony P. Jones and Megan C. Jones, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of November, 2023.

Notary Public

My Commission Expires: 1-21-26

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064