Karen Johnson Davidson County
Batch# 1076907 DEEDWARR
11/30/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20231130-0092508

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NANCY SATTERFIELD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN C JONES AND GABRIEL GRANGER, AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING UNIT 205, CUMBERLAND TRACE, OF RECORD IN PLAT BOOK 5200, PAGE 724, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO NANCY SATTERFIELD, UNMARRIED, BY WARRANTY DEED FROM PATSY DAVENPORT, UNMARRIED, DATED APRIL 21, 2004, OF RECORD IN INSTRUMENT NO 20040423-0046329, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 205 CUMBERLAND TRACE, Nashville, TN 37214, AND IS DESIGNATED AS MAP AND PARCEL NO. 073 16 0A 205.00CO.

This is improved property known as 205 CUMBERLAND TRACE, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of November, 2023.

NANCY SATTERFIELD, BY:

Sheila Kaye Livesay Attorney-in-fact

NANCY SATTERFIELD BY SHEILA KAYE LIVESAY, ATTORNEY-IN-FACT
(POA of record in Davidson County, TN, Instrument #20231120-0090184)

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHEILA KAYE LIVESAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NANCY SATTERFIELD, and who acknowledged that she executed the same as the free act and deed of NANCY SATTERFIELD by signing as her Attorney-in-Fact.

DONE at offices in Clarksville, Tennessee, on this the 29th day of November, 2023.

Notary Public
My Commission Expires: 09/18/2024

Notarized online using audio-video communication

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
September 18, 2024

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2023.

NOTARY PUBLIC
My commission expires 1-19-25

MONTGOMERY COUNTY
KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner(s) as follows:
JONATHAN C JONES and GABRIEL GRANGER
2910 Stewart Campbell Pointe
Thompsons Station, TN 37179

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 073 16 0A 205.00CO

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 11/30/2023 (date of document).

Brittney Clark
Affiant Signature

11/30/2023
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 30th day of November, 2023.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

