Karen Johnson Davidson County
Batch# 1084459 DEEDWARR
12/20/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20231220-0098248

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#1817-159

ADDRESS NEW OWNER:
Matthew Richard Jones
3129 Country Meadow Road
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
American Internet Mortgage, Inc.
P.O. Box 7021
Troy, MI 48007-7021

Parcel ID:
150-07-0-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Michael Avrit and Jennifer Lynn Avrit, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Matthew Richard Jones and Alana Grace Jones, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Section Five, The Country, of record in Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Christopher Michael Avrit and Jennifer Lynn Avrit, husband and wife by deed dated June 9, 2017 from Steven R. Burgess and wife, Wendy L. Burgess, recorded June 16, 2017, in Instrument Number 20170616-0060479, Register's Office for Davidson County, Tennessee.

This is improved property known as 3129 Country Meadow Road, Antioch, TN 37013. Possession is to be given on December 19, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 19th day of December, 2023.

Christopher Michael Avrit

Jennifer Lynn Avrit

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher Michael Avrit and Jennifer Lynn Avrit, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$330,000.00**.

AFFIANT

Subscribed and sworn to before me on this 19th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 12/19/2023.

John M. Lee, Attorney

Date: 12/19/2023

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19th day of December 2023.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY