Karen Johnson Davidson County
Batch# 1085457 DEEDWARR
12/22/2023 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20231222-0099005

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$310,000.00.**

Brittney DeCosta
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 20TH DAY OF DECEMBER, 2023.

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/03/2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2577

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Brittney Decosta 7176 Harper Road Joelton, TN 37080	Same as New Owner	014-00-0-019.01

For and in consideration of the sum of Three Hundred Ten Thousand And 0/100 ($310,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

SHANNON E. JONES, A MARRIED WOMAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

BRITTNEY DECOSTA, A SINGLE WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of a part of the A.J. William tract, according to a survey made by Hickerson-Miller, engineers-surveyors, and shown as tract, No. 16 on said survey as follows: Beginning at a point in the Easterly margin of Harper Road, said point being 1879.00 feet North of the center line of Highway Number 112, being the corner of Lots Numbers 16 and 17; thence with the margin of said road, North 2 degrees 13' West 100 feet to a point; thence North 89 degrees 00' East 435 feet to a point; thence South 2 degrees 13' East 100 feet to a point; thence South 89 degrees 00' West 435 feet to the point of beginning.

BEING the same property conveyed to Shannon E. Jones, married woman by Warranty Deed from Larry Cox, unmarried, dated January 23, 2017 and recorded January 30, 2017 in Instrument No. 20170130-009830, Register's Office for Davidson County, Tennessee.

This property is not and has not been the marital residence of either the Grantor or her spouse.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 7176 Harper Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR SHANNON E. JONES, A MARRIED WOMAN to BRITTNEY DECOSTA FOR THE TRANSFER OF PROPERTY LOCATED AT 7176 HARPER ROAD, JOELTON, TN 37080.]

Witness our/my hand on the 20th day of December, 2023.

Shannon E. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shannon E. Jones, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2023.



Notary Public
My Commission Expires: 05/03/2027

Certificate of Authenticity

I, Kimberly Hollingshead, 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 12/20/2023.

Kimberly Hollingshead, Esq.

12/22/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2023.

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY