Karen Johnson Davidson County
Batch# 1096123 DEEDWARR
01/31/2024 08:03:30 AM 6 pgs
Fees: $33.00 Taxes: $740.00
20240131-0006637

This instrument prepared by Reginald Harrion, Esq. (TN Bar# 040700), o/b/o PC Law Associates, LLC, 200 Fleet St, Ste 6100, Pittsburgh, PA 15220

Record and Return to: Vickie Hogan, 1111 Fowler St, Old Hickory, TN 37138

Order Number: 73459642

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **RICKEY ALLEN JONES,** a married man, **Individually and as Administrator of the Estate of ALDEN RICKEY JONES a/k/a ALDEN R. JONES,** and **JESSE EUGENE JONES,** an unmarried man, for Two Hundred Thousand and No/100 Dollars ($200,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **VICKIE HOGAN,** an unmarried woman, whose address is 1111 Fowler St, Old Hickory, TN 37138, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING LOT NO. 89 ON THE PLAN OF ROLLING GREEN SUBDIVISION, SECTION I, AS OF RECORD IN BOOK 1424, PAGES 75 & 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 89 FRONTS 83 FEET ON THE EASTERLY SIDE OF FOWLER STREET AND EXTENDS BACK 301.4 FEET ON THE NORTHWESTERLY LINE AND 261.4 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE MEASURING 80 FEET THEREON

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 04414012800
Street address of property: 1111 Fowler St, Old Hickory, TN 37138

PCL 73459642 WD101 01 01 05

Prior Instrument Reference by which Grantor(s) acquired title: Book 8282, Page 775 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Vickie Hogan, 1111 Fowler St, Old Hickory, TN 37138

BEING the same property which JESSE H. SMITH and BUDDIE L. SMITH, his wife, granted and conveyed to ALDEN R. JONES, by deed dated January 24, 1991, and recorded January 29, 1991, in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book 8282, Page 775.

WHEREAS the said ALDEN R. JONES died intestate leaving as his sole heirs at law RICKEY ALLEN JONES and JESSE EUGENE JONES.

WHEREAS Letters of Administration were granted on July 10, 2023, appointing RICKEY ALLEN JONES as Administrator of the ESTATE OF ALDEN RICKEY JONES a/k/a ALDEN R. JONES, Case No. 23P529 Davidson County, Tennessee.

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PCL 73459642 WD101 01 02 05

Signed this 30th day of October, 2023.

Signatures of Grantors (1 of 2):

Rickey Allen Jones, as Administrator of the Estate of Alden Rickey Jones a/k/a Alden R. Jones

Rickey Allen Jones

STATE OF Tennessee, COUNTY OF Maury, SS:

BE IT REMEMBERED That on this 30th day of October, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rickey **Allen Jones, as Administrator of the Estate of Alden Rickey Jones a/k/a Alden R. Jones,** and **Rickey Allen Jones,** known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

FELISBETH RICCIARDI STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PCL 73459642 WD101 01 03 05

202401310006637

Signed this 30th day of October, 2023.

Signatures of Grantors (2of 2):

Jesse Eugene Jones

STATE OF Tennessee, COUNTY OF Maury, SS:

BE IT REMEMBERED That on this 30th day of October, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Jesse Eugene Jones**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

FELISBETH RICCIARDI STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PCL 73459642 WD101 01 04 05

Property Address: 1111 Fowler St, Old Hickory, TN 37138
Tax Parcel: 04414012800

Oath of Consideration

I or we, Carolyn Hanley, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 30th day of January, 2024.

Signatures of Affiant(s):

Carolyn Hanley

Sworn and subscribed before me this _____ day of _____, 20___

Notary Public Melissa Wylie

MELISSA WYLIE
Notary Public - State of Michigan
County of Wayne
My Commission Expires Nov 26, 2027
Acting in the County of ____

MELISSA WYLIE
Notary Public - State of Michigan
County of Wayne
My Commission Expires Nov 26, 2029
Acting in the County of Wayne

PCL 73459642 WD101 01 05 05

Tennessee Certification of Electronic Document

I, Sam Rider, 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 10/30/2023 (date of document).

Affiant Signature

Nov 6, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 06 day of November, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE