WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183917 DEEDWARR
09/20/2024 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240920-0073118

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kevin S. De Jesus Martinez and Courtney Johnson	New Owners	87-13-31
(NAME)	(NAME)	
4348 Central Valley Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241651

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Estate of Emilie J. Jones** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kevin S. De Jesus Martinez and Courtney Johnson, both unmarried, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 20 on the Plan of Central Valley Forrest Subdivision of record in Book 5800, page 72, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William D. Jones and wife, Emilie J. Jones by Quitclaim Deed from Tenna Ltd, a limited partnership dated March 27, 1995 and filed for record in Book 9642, page 735, Register's Office for Davidson County, Tennessee. William D. Jones having died on or about April 20, 1999 leaving Emilie J. Jones as surviving tenant by the entirety. Emilie J. Jones died testate on or about May 31, 2024. Under terms of The Last Will and Testament of Emilie Jane Crotzer Jones of record in The Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 24P823, Raymond Jones was appointed Executor and authorized to sell subject property.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 5903, page 660, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4348 Central Valley Drive, Hermitage, TN 37076
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of September, 2024

Estate of Emilie J. Jones

Raymond D Jones Executor

By: Raymond D. Jones, Executor

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Raymond D. Jones, Executor for the Estate of Emilie J. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of September, 2024.

Sonya M Brantham

Notary Public
My Commission Expires: 12-27-2027



Certificate of Authenticity

I, Joshua A. Terry, 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 9/17/24.

Affiant Signature – Joshua A. Terry

9/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/19/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27