Karen Johnson Davidson County
Batch# 1212666 DEEDWARR
12/04/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20241204-0094305

WARRANTY DEED

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.2.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Samuel Purvis and Meredith Elise Neilson Purvis	SEND TAX BILLS TO: First Community Mortgage, Inc.	MAP-PARCEL NUMBERS
(NAME) 6205 Bent Wood Drive	(NAME) 262 Robert Rose Drive	16413012000
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dustin Benjamin Jones and Latoria Denee Jones, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Purvis and Meredith Elise Neilson Purvis, Husband and Wife ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 24, SECTION ONE, TREEHAVEN, as shown on plat of record in Plat Book 9700, Page 579, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dustin Benjamin Jones and Latoria Denee Jones, husband and wife, as joint tenants, by virtue of that certain Warranty Deed dated June 13, 2019, and being of record at Instrument No. 20190617-0058183 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6205 Bent Wood Dr. Antioch, TN 37013
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 2 day of December, 2024.

Dustin Benjamin Jones

Latoria Denee Jones

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dustin Benjamin Jones and Latoria Denee Jones**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of December, 2024.

Notary Public

My Commission Expires: 7/19/2027

DIANE CORNELIUS
Notary Public - State of Florida
Commission # HH 423676
My Comm. Expires Jul 19, 2027
Bonded through National Notary Assn.

Certification of Recorded Documents

I, Karen Suggs, 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 December 4, 2024.

(AFFIANT) – Karen Suggs

12/04/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 4th day of December, 2024.

My commission expires: 2.2.26

Notary Public

