Karen Johnson Davidson County
Batch# 1228271 DEEDWARR
01/21/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250121-0004172

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

JOYCE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$450,000.00**

Subscribed and sworn to before me this 16th day of January, 2025.

Notary Public **Affiant**
My Commission Expires: 9-5-2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Teresa N. Swanson **144 Ivy Hill Lane** **Goodlettsville, TN 37072**	Same as New Owner	**033-03-0B-111.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Roger C. Jones and Angela Crane Jones, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Teresa Nicol Swanson, a single woman, as sole ownership**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Final Plat, Dry Creek Farms, Phase 3, of record as Instrument No. 20070221-0021236, and corrected as Instrument No. 20070411-0043542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROGER C. JONES AND ANGELA CRANE JONES, HUSBAND AND WIFE, by deed from BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230608-0043702, dated May 24, 2023, said Register's Office.

This is improved property known as: 144 Ivy Hill Lane, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th day of January, 2025.

Roger C. Jones

Angela Crane Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Roger C. Jones and Angela Crane Jones,** the within named 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 Goodlettsville, Tennessee this the 16th day of January, 2025.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

NOTARY PUBLIC

Certificate of Authenticity

I, Holly Mason, 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 1/16/25.

Affiant Signature

1/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of January, 2025

Notary's Signature

(Notary Seal)

My Commission Expires: 11-3-25

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