Karen Johnson Davidson County
Batch# 1231366 DEEDWARR
01/29/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20250129-0006921

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of January, 2025.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Aster V. Anderson and Christy Jones	SAME AS NEW OWNER	064-16-0A-103.00-CO
(NAME)	(NAME)	
103 General Jackson Ln.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Falcon Group, GP, a Tennessee General Partnership,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Aster V. Anderson and Christy Jones, as tenants in common with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 103 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, Page 362, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Patrick Rains, a single man, Ronald G. Rains and Jane G. Rains, his wife, as joint tenants with the right of survivorship by Warranty Deed from Michael Wayne Haley and Marilyn J. Haley, his wife of record in Instrument No. 20040310-0027863 Register's Office for Davidson County, Tennessee, dated March 09, 2004 and recorded on March 10, 2004.

Being the same property conveyed to The Falcon Group, a Tennessee General Parnership by deed from Patrick Rains, a single man, Ronald G. Rains, a single man, as joint tenants with the right of survivorship of record in Book , Page , said Register's Office.
202501290006920

This property is __unimproved _X_improved property known as: 103 General Jackson Ln., Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of January, 2025.

The Falcon Group, GP, a Tennessee General Partnership

BY: _____
Ronald G. Rains, Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Ronald G. Rains with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Partner of The Falcon Group, GP, the within named bargainor, a General Partnership, and that such Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Falcon Group, LLC as Partner.

Witness my hand and official seal, this the 27th day of January, 2025.

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1-27-25.

Date

Celia Stewart-Rouse

Affiant Signature

1-27-25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27 day of Jan, 20 25.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY