Karen Johnson Davidson County
Batch# 1234137 DEEDWARR
02/04/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20250204-0008493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0738

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chadrick Lewis Brown	Legacy Home Loans, LLC DBA Steadfast Mortgage	Map: 044150E01300CO
(NAME) 2045 Village Park Circle	(NAME) 408 Highway 76	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THREE THOUSAND AND NO/100 DOLLARS ($403,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT KEITH JONES, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHADRICK Lewis BROWN, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Revision Final Plat of Village Green, Phase 3B of record in Plat Instrument No: 20190723-0071997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Keith Jones, by deed from Jordan L. Benkelman, an unmarried man, and Corey R. Clark, an unmarried man, of record in Instrument No. 20240326-0020939,

dated March 25, 2024, Register's Office for said County. See also Affidavit of Scrivener's Error of record in Instrument No. 20250113-0002568, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No: 20190723-0071997, said Register's Office; (3) All matters of record in Book 1424, Page 65, Book 1835, Page 110, Book 2083, Page 34 and Instrument No. 20060627-0076522, in the Register's Office for Davidson County, Tennessee; (4) Restriction for Storm Water Facilities and Systems of record in Instrument No. 20040623-0074256, Instrument No. 20151008-0102842 and Instrument No. 20190517-0046691, in the Register's Office for Davidson County, Tennessee; (5) Utility Easement of record in Book 1018, Page 190 and Book 1627, Page 586, in the Register's Office for Davidson County, Tennessee; (6) Deed of common areas to Homeowners Association of record in Instrument No. 20210924-0128698, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20210714-0094581, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20170726-0075680, amended in Instrument No. 20171003-0101319, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2045 Village Park Circle, Old Hickory, TN 37138
(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 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 3rd day of February, 2025.

Robert Keith Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Keith Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of February, 2025.

My Commission Expires: 3.3.26

Notary Public

LARRY C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tammy Carney,** 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 this the 3rd day of February, 2025.

Affiant Signature
Date 2-3-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027