Karen Johnson Davidson County
Batch# 1236284 DEEDWARR
02/11/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250211-0010336

WARRANTY DEED

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hunter Nichols and Carol Nichols	New Owner	075-15-0A-137.00
(NAME)	(NAME)	
137 Stoners Glen Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Barry G Jones and wife, Judith P Jones aka Judith Ann Jones, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Hunter Nichols and Carol Nichols, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, 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/Unit No. 137 on the Plan of Phase One, Stoner's Glen, of record in Instrument No. 20000526-0052598, and corrected in Instrument No. 20010117-0005055, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barry G. Jones and wife, Judith P. Jones by Warranty Deed from Marie J. Hawkins, unmarried, dated 04/02/2007, of record in Instrument 20070403-0039687, Register's Office for Davidson County, Tennessee.

David Matthew Jones executes this instrument on behalf of Barry G. Jones and Judith P. Jones pursuant to a Power of Attorney of record in Instrument No. 202502110010334, Register's Office, Davidson County, TN.
+ Instrument No. 202502110010335

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 137 Stoners Glen Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of February, 2025.

Barry G. Jones by: David Matthew Jones, Attorney-in-Fact

Barry G Jones
by: David Matthew Jones, Attorney-in-Fact

Judith P. Jones by: David Matthew Jones, Attorney-in-Fact

Judith P Jones
by: David Matthew Jones, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry G Jones and Judith P Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of February, 2025.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

* David Matthew Jones as Attorney in Fact for

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 2/4/25.

AFFIANT

DATE: 2/10/2025

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 10th day of February, 2025.

NOTARY PUBLIC

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

MY COMMISSION EXPIRES: 4/29/27