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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Tommi Ann Jones
Affiant

Subscribed and sworn to before me this 11th day of April, 2019.

Notary Public
My Commission Expires: 6/13/2022

Karen Johnson Davidson County
Batch# 218844 DEEDWARR
04/17/2019 10:33:18 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20190417-0035236

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

19-0087

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tommi Ann Jones	New Owner	
1403 Quail Run		108-08-0D-038.00-CO
Nashville, TN 37214		

WARRANTY DEED

For and in 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, we

Ron Jones and wife Darlene Jones,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tommi Ann Jones, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium apartment in Davidson County, Tennessee, Unit No. 38, Lot No. 69, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase V, Quail Valley as of record in Plat Book 5200, Page 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ron Jones, a married man by Warranty deed from Sam Marks and wife, Sandi Marks of record in Instrument No. 20051115-0137813 Register's Office for Davidson County, Tennessee, dated November 07, 2005 and recorded on November 15, 2005.

Being the same property conveyed to Ron Jones and wife Darlene Jones by Quitclaim deed from Ron Jones, a married man of record in Instrument No. 20180420-0037219 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 20, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1403 Quail Run, Nashville, TN 37214.**

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 our hands this 11th day of April, 2019.

Ron Jones

Darlene Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ron Jones and Darlene Jones**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of April, 2019.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/13/2022