Karen Johnson Davidson County
Batch# 232485 DEEDWARR
05/21/2019 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20190521-0047740

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

File No.: 19-0288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rosemarie Jones and Brandon Jones	Quicken Loans, Inc.	Map: 14806006500
(NAME) 225 Melmack Dr.	(NAME) 1050 Woodward Ave.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD WAYNE JONES, HEIR OF THE ESTATE OF ROY DOUGLAS JONES,

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

ROSEMARIE JONES AND BRANDON JONES , WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 53, on the Plan of Re-Subdivision of Lots 52 & 53, Murray Heights, of record in Plat Book 6050, Page 505, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roy Douglas Jones and wife, Daisy S. Jones, by deed from Ed Hodge and wife, Evelyn M. Hodge, of record in Book 4161, Page 145, dated August 11, 1967, Register's Office for said County. See also Quitclaim Deed from Daisy S. Jones to Roy Douglas Jones of record in Book 5544, Page 789, dated December 17, 1979, and Quitclaim Deed of record in Book 10724, Page 930, said Register's Office. The said Roy Douglas Jones died intestate on March 18, 2016, leaving as Sole Heirs, Angela Denise Jones and Donald Wayne Jones. See also Quitclaim Deed from Angela Denise Jones to Donald Wayne Jones of record in Instrument 20180809-0078808, dated August 8, 2018, said Register's Office. See also Affidavit of Heirship of record in Instrument 201905210047738, said Register's Office. Also see Quitclaim Deed in Instrument# 201905210047739, said Register's Office.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 505, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 6171, Page 903 and Book 6181, Page 67, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2706, Page 329, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 225 Melmack Dr., Nashville, TN 37211
(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 our hands this 16th day of May, 2019.

Donald Wayne Jones, heir of the estate of Roy Douglas Jones

STATE OF MINNESOTA
COUNTY OF Beltrami

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

Witness my hand and official seal this, 16th day of May, 2019.

My Commission Expires: 01/31/2023

Cheyenne Mabb
Notary Public

CHEYENNE IRENE MABB
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2023

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.