Name and Address of New Owner:
Jordan Qualls
7021 Poplar Creek Trace, Nashville, Tennessee 37221

Send Tax Bills To:
Jordan Qualls
7021 Poplar Creek Trace, Nashville, Tennessee 37221

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 155-08-0A-016.00-CO

Karen Johnson Davidson County
Batch# 249746 DEEDWARR
06/27/2019 02:58:34 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20190627-0062639

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan C. Jones and wife, Mary Elizabeth Armor Jones,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jordan Qualls, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 16, PHASE 1, POPLAR CREEK ESTATES, as shown on plat of record in Plat Book 6250, Page 647, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Jones, an unmarried person, by Warranty Deed from A. Babak Banyan and wife Leila R. Banyon, dated October 15, 2014, of record in Instrument No. 20141020-0096760, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 7021 Poplar Creek Trace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BHHS-19-7021

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2019.

Ryan C. Jones by John A Bell Jr Attorney in Fact (SEAL)

Mary Elizabeth Armor Jones by John A Bell Jr Attorney in Fact (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for, **Ryan C. Jones and wife, Mary Elizabeth Armor Jones**, the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of, **Ryan C. Jones and wife, Mary Elizabeth Armor Jones** by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of July, 2019.

My Commission Expires: 7/6/21

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24th day of June, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 7/6/20
File No. 2019-402