Karen Johnson Davidson County
Batch# 255018 DEEDWARR
07/10/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20190710-0067304

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0117

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of July, 2019

Notary Public

Commission Expires: 11/8/22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Jones 605 Cherry Glen Circle Nashville, TN 37215	Same	131-06-0H-063.00-CO

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, I/WE,

Nontombi Naomi Tutu, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Jones, a single man

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. 2 on the Plan of Final Plat of Village of Cherry Glen Phase 4 of record in Plat Book 9700, Page 664, together with Declaration of Easement for Driveway of record in Book 11232, Page 467 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 Nontombi Naomi Tutu by Warranty deed from Bruce E. Griffith and wife, Shirlon K. Griffith of record in Instrument No. 20030702-0091474 Register's Office for Davidson County, Tennessee, dated June 18, 2003 and recorded on July 02, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 605 Cherry Glen Circle, Nashville, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of July, 2019.

Nontombi Naomi Tutu by Nompumelele Ngomane, her Attorney-In-Fact

Nontombi Naomi Tutu by Nompumelelo Ngomane, her Attorney-In-Fact

State of Georgia

County of Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nompumelelo Ngomane the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Nontombi Naomi Tutu and acknowledged that she, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Instrument No. 201907100067303 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 2 day of July, 2019.

Cassandra Glover

Notary Public

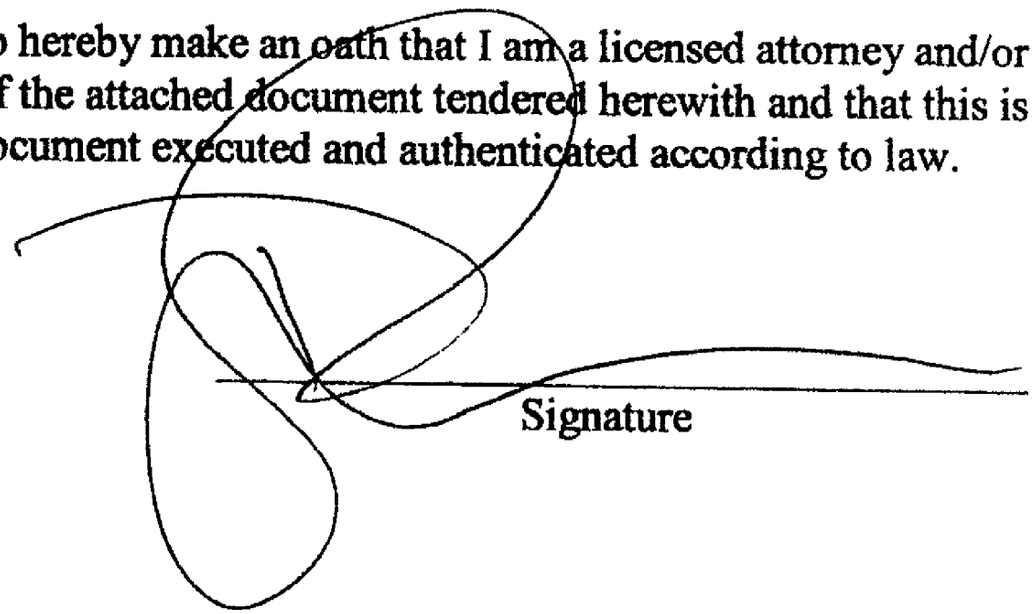
My Commission Expires: 1-29-23

CASSANDRA GLOVER NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES JANUARY 29 2023

(Notary Seal)

True Copy Certification

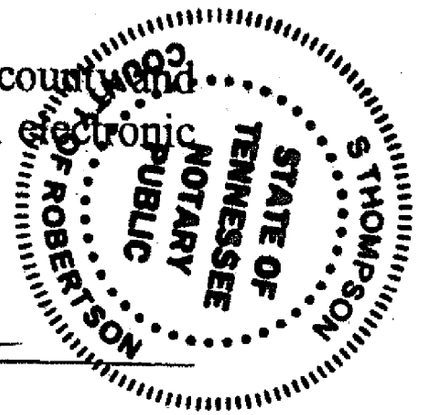
I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12.03.19

20190710006730 4