Karen Johnson Davidson County
Batch# 269934 DEEDWARR
08/12/2019 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20190812-0080195

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $899,000.00

Affiant

Subscribed and sworn to before me this 6th day of August, 2019.

Notary Public
My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jenica Jones and Christopher Jones 941 Southside Place Nashville, TN 37203	New Owner	105-02-0-499

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Austin Gregory Schroll, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jenica Jones and Christopher Jones, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A of 941 Southside Place in Master Deed of record in Instrument No. 20171117-0118252, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Austin Gregory Schroll by deed dated February 24, 2017, from Bennie L. Woods, unmarried of record in Instrument No. 20170227-0019115, Register's Office for Davidson County, Tennessee.

Grantor swears that 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 the following:

1. All matters appearing on the plan of 941 Southside Place of record in Instrument No. 20171117-0118252, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20171117-0118252, the official records of Davidson County Register of Deeds.

This property is improved property known as 941 Southside Place, Nashville, TN 37203

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of August, 2019.

Austin Gregory Schroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of August, 2019, before me personally appeared Austin Gregory Schroll, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201908120080195

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER