Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190721666

Karen Johnson Davidson County
Batch# 271150 DEEDWARR
08/14/2019 09:59:05 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190814-0081113

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ErichTaylor Jones and Kyla Beth Jones 151 Lake Park Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 119-15-0-091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Wayne Jones, Executor of the Estate of Thelma Mae Jones a/k/a Thelma M. Jones** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erich Taylor Jones and Kyla Beth Jones, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7 , as shown on the map entitled Southlake Section IV, of record in Plat Book 3300, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DUDLEY P. JONES and wife, THELMA M. JONES, by deed from ELROD CONSTRUCTION COMPANY, of record in Book 3535, page 579 , dated April 26, 1963, said Register's Office.

Dudley P. Jones died on or about July 3, 2015, leaving Thelma M. Jones the surviving tenant by the entirety. Thelma M. Jones died testate, on or about April 27, 2019. Her Last Will and Testament, being filed in the Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 19P1397. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, Timothy Wayne Jones.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 119-15-0-091.00.

Davidson County taxes for 2019, a lien not yet due and payable.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3300, page 85, said Register's Office.

This is improved property located at 151 Lake Park Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2019.

Estate of Thelma Mae Jones

BY: _____
Timothy Wayne Jones, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Wayne Jones, Executor of the Estate of Thelma Mae Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2019.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022