WARRANTY DEED

Karen Johnson Davidson County
Batch# 276678 DEEDWARR
08/27/2019 08:53:09 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20190827-0086007

File No. DH0005325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$359,900.00~~ $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Nicole Gurtiza	New Owner	
(NAME)	(NAME)	
1400 McKennie Ave.		083-02-0P-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Katherine M. Jones and Timothy L. Jones, wife and husband,** and **Henry L. Jones and Marcia D. Jones, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Nicole Gurtiza, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly 56.0 feet of Lot No. 15 on the plan of H.M. Doak's subdivision as of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 56.0 feet on the Southerly side of McKennie Avenue and runs back between parallel lines, with the Easterly margin of North 14th Street, 192.0 feet to an alley in the rear.

Being the same property conveyed to Katherine M. Oellerich, a single person and Henry L. Jones, a married man, by Warranty Deed from Rachele J. Truso and husband, Ryan S. Truso of record in Instrument No. 20140730-0067847, and corrected through Scrivener's Affidavit of record in Instrument Number 20190612-0056287, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Katherine M. Jones and Timothy L. Jones, husband and wife, and Henry L. Jones and Marcia D. Jones, husband and wife, by Quitclaim Deed from Katherine M. Jones (formerly Katherine M. Oellerich, a single person) and Henry L. Jones, a married man of record in Instrument No. 20160511-0046634, and corrected through Quitclaim Deed of Correction, as of record in Instrument Number 20190827-0086005 **, in the Register's Office of Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C19-1400

Unimproved ☐
This is improved ☒ property, known as 1400 McKennie Ave., Nashville, TN 37206

(House Number)	(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 my hand this 14th day of June, 2019.

Timothy L. Jones

Henry L. Jones, by Timothy L. Jones, his attorney in fact

Katherine M. Jones

Marcia D. Jones, by Timothy L. Jones, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy L. Jones and Katherine M. Jones, two of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of June, 2019.

Notary Public

My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Timothy L. Jones, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Henry L. Jones and Marcia D. Jones, and who acknowledged that he/she executed the same as the free act and deed of the said Henry L. Jones and Marcia D. Jones, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. _____, said Register's Office.

Witness my hand and official seal this 14 day of June, 2019.

NOTARY

My Commission Expires: _____

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Timothy L. Jones, Affiant

WITNESS my hand and seal this 14th day of June, 2019.

Notary Public
My Commission Expire:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206