This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 325532 DEEDWARR
12/05/2019 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191205-0125603

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RENATA JONES, Trustee	Same	Map 51-12
RENATA JONES REVOCABLE LIVING TRUST		Parcel 38
dated December 3, 2019		
108 Berkley Drive		
Madison, Tennessee 37115		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 3rd day of December, 2019.

Notary Public

My Commission Expires:

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, RENATA JONES, as surviving widow of LARRY JONES, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to RENATA JONES, TRUSTEE of the RENATA JONES REVOCABLE LIVING TRUST, dated December 3, 2019.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this 3rd day of December, 2019.

By: _____
RENATA JONES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RENATA JONES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 3rd day of December, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

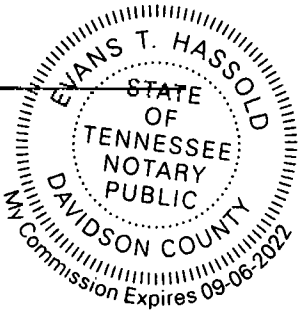


Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 43 and the west one-half of Lot No. 44 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County.

Said lot and part of said lot adjoin in front together 117.5 feet on the south side of Berkley Drive and run back between parallel lines 150.1 feet to a dead line.

Being the same property conveyed to LARRY JONES and wife, RENATA JONES, by deed from FORD CONSUMER FINANCE CO., Inc., formerly FORD MOTOR CREDIT COMPANY, of record in Deed Book 8294 and Page 102 in Register's Office for Davidson County, Tennessee. LARRY JONES predeceased RENATA JONES on October 14, 2019.

This property is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record, and all applicable governmental and zoning regulations, as well as the following:

This conveyance is subject to easements and setback lines of record in Plat Book 1130, page 76, Register's Office for Davidson County, Tennessee, and to any other easements and restrictions of record.

The foregoing legal description is the same as contained in the previously recorded deed

This is improved property known as 108 Berkley Drive, Madison, Tennessee 37115.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

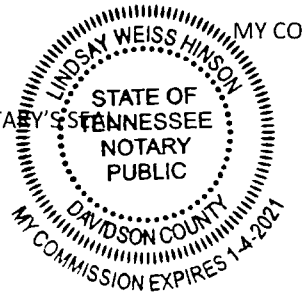
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).