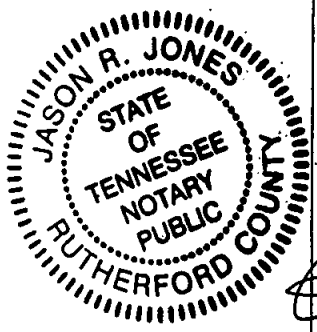


STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $184,250.00

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2019.

Notary Public

My Commission Expires: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
TNT35, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	New Owner	135-16-0B-058.00 CO and
3009 Barnes Bend Dr		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Steve W. Jones, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TNT35, LLC, A TENNESSEE LIMITED LIABIILTY COMPANY

HEREINAFTER CALLED THE GRANTEE, ITS 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 Unit No. 58 on the plan of Horizontal Property Regime Private Element Plat, Woodridge at Nashboro Village, Nashboro Village – Tract 11, of record in Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Steve W. Jones, an unmarried man, by Warranty Deed from Joshua E. Dingus, a married man, dated 7/22/2009 and recorded 7/28/2009 in Instrument No. 20090728-0070670, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 518 Flintlock Court, Nashville, TN 37217.

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, its heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

Karen Johnson Davidson County
Batch# 335128 DEEDWARR
12/27/2019 08:47:32 AM 2 pgs
Fees: $13.00 Taxes: $681.72

20191227-0133531

Witness my/our hand(s) this 23rd day of December, 2019.

Steve W. Jones

STATE OF Texas

COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve W. Jones with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Plano (city), Texas, this 23th of December, 2019.

Notary Public

My Commission Expires: April 9, 2023

(SEAL)

ANTHONY SOTO
Notary ID #131966568
My Commission Expires
April 9, 2023