Karen Johnson Davidson County
Batch# 336908 DEEDWARR
12/31/2019 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20191231-0135142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK191891TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam Jones	Adam Jones	
(NAME)	(NAME)	
2101 Fremont Avenue	2101 Fremont Avenue	073-01-0-088.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOYA CARYL**, **UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM JONES**, MARRIED HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property located in the county of Davidson in the state of Tennessee:

Being Lot No. 9 on the plat of Highland View Subdivision, of record in Book 1424, Page 39, register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot, and also a triangular strip lying along the Northwesterly line for said Lot No. 9, as follows: Beginning on the Northerly margin of Fremont avenue at the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Northwardly 175 feet; thence south 67 degrees 06 minutes West 65.6 feet to a concrete monument at the Northwest corner of said lot no. 9 and continuing in the same direction 18 feet, more or less, in all 83.6 feet, more or less, to the Easterly margin of Milton Drive; thence with same, Southwardly 80 feet, more or less, to a concrete monument in the Westerly line of said lot no. 9, and continuing with the Easterly margin of said Milton Drive, Southwardly 66 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 20 feet, Southeastwardly 32.5 feet to a concrete monument in the Northerly margin of Fremont avenue; thence with same, Eastwardly 78.9 feet to the beginning.

Being the same property conveyed to Joya R. Caryl, unmarried by Warranty deed from Mary M. Johannes, a married person of record in Book 8961, page 188, Register's Office for Davidson County, Tennessee, dated May 20, 1993 and recorded on May 27, 1993.

unimproved ☐
This is improved ☒ property, known as 2101 Fremont Avenue, Nashville, TN 37216
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness my hand this 30th day of DECEMBER, 2019.

Joya Caryl

Joya Caryl

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of December, 2019, before me personally appeared Joya Caryl to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of December, 2019

Commission Expires: 8/11/20

Notary Public

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON