SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,255.00.

Affiant Kori Patterson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 2·19·24
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 409107 DEEDWARRSP
06/02/2020 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,710.35
20200602-0056548

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Quyen Nguyen and Hanh Doan 1375 Greenstone Lane Nashville, TN 37221	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	126140A12500

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Jones Company of Tennessee, LLC, a Missouri limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Quyen Nguyen and Hanh Doan, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125, on the plan of FINAL PLAT TRAVIS TRACE SUBDIVISION PHASE 4, as shown on plat of record in Instrument 20190710-0067020, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company by Warranty Deed dated 02/16/2017, from Travis Property Developers, a Tennessee general partnership and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette, of record in Instrument 20170217-0016411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1375 Greenstone Lane, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 26th day of May, 2020.

The Jones Company of Tennessee, LLC

BY: Deborah P. Buford

Deborah P. Buford
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26 day of May, 2020

Notary Public

My Commission Expires:
10.12.2020

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Patterson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

