Karen Johnson Davidson County
Batch# 454152 DEEDWARR
08/11/2020 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20200811-0089298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF July, 2020

NOTARY PUBLIC

My Commission Expires: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Justin Brown 789 Marlboro Ct. Claremont, CA 91711	Justin Brown 789 Marlboro Ct. Claremont, CA 91711	073-05-0-135.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TANYA D. JONES, KIM PATTERSON, CLYDE G. HURT, JR. AND TANYA D. JONES, EXECUTRIX OF THE ESTATE OF JANE E. NEAL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

~~XXXXXXXXXX~~ Justin A Brown

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Riverwood Heights Subdivision, of record in Plat Book 1835, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES E. NEAL AND WIFE JANE E. NEAL, by deed from NORMAN W. DAVIS, JR. AND WIFE, JOHNNIE. N. DAVIS, of record in Book 7886, Page 114, dated June 30, 1989, said Register's Office. JAMES E. NEAL having since died on or about November 23, 2014, leaving JANE E. NEAL as surviving tenant by the entirety. JANE E. NEAL having died testate on or about November 3, 2019.

Pursuant to the Last Will and Testament of JANE E. NEAL in The Probate Court of Davidson County, Tennessee, Case No. 19P2170, said property was devised to her children TANYA D. JONES, KIM PATTERSON AND CLYDE G. HURT, JR.

This improved property is known as 2309 Demarius Drive, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of July, 2020.

Tanya D. Jones

Kim Patterson

Clyde G. Hurt Jr. by Tanya D. Jones his attorney in fact

Clyde G. Hurt, Jr., by Tanya D. Jones, his Attorney-in-Fact

Tanya D. Jones Executrix of the Estate of Jane E. Neal

Tanya D. Jones, Executrix of the Estate of Jane E. Neal

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tanya D. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July, 2020.

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kim Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July, 2020.

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

State of Tennessee)
County of Davidson)

On this 30 day of July, 2020, before me personally appeared Tanya D. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clyde G. Hurt, Jr., and who acknowledged that she executed the same as the free act and deed of Clyde G. Hurt, Jr..

Witness my hand and official seal at office, this 30 day of July, 2020.

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tanya D. Jones, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Jane E. Neal and is authorized as the court-appointed Executor of the Estate of Jane E. Neal, to execute this instrument on behalf of the Estate of Jane E. Neal as its free act and deed.

Witness my hand and official seal at office, this 30 day of July, 2020.

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021