Karen Johnson Davidson County
Batch# 470952 DEEDWARR
09/04/2020 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20200904-0101454

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $249,000.00.

Affiant

Subscribed and sworn before me this the 4th day of September, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Caitlin Custom Homes & Remodel | FirstBank | 072-11-0 191.00 |
| 1421 Otay Street | 2301 21st Avenue South, Ste. 350 | |
| Nashville, TN 37216 | Nashville, TN 37212 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHERINE JONES, EXECUTRIX OF THE ESTATE OF EDNA T. JONES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAITLIN CUSTOM HOMES & REMODEL, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 and the northerly 10 feet of Lot No. 47 on the Plan of Montgomery Heights, of record in Book 332, Page 47, in the Register's Office for said County.

Said Lot No. 48 and the northerly 10 feet of Lot No. 47 front together 60 feet on the easterly margin of Otay Street or Avenue and run back between parallel lines 219 feet to an alley in the rear.

Being the same property conveyed to Jewell E. Jones and wife, Edna T. Jones, by Warranty Deed from William H. Towe and wife, Patricia C. Towe, and Charles W. Eviloiser and William H. Towe, partners d/b/a/ Eviloiser and Towe, dated 01/28/1964, of record in Book 3676, Page 351, said Register's Office. The said Jewell E. Jones died 09/24/1972. The said Edna T. Jones died 07/19/2016. See Affidavits of Heirship of record in Instrument No. 20170726-0075862, and Instrument No. 20190930-0098914, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1421 Otay Street, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KJ

Witness my hand this the 4th day of September, 2020.

Katherine Jones, Executrix for the Estate of Edna T. Jones

Katherine Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Katherine Jones**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Executrix** of the within named bargainor, the **Estate of Edna T. Jones**, and that as such **Executrix**, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate of Edna T. Jones** by the said **Katherine Jones** as such **Executrix**.

Witness my hand and official seal this 4th day of September, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Estate of Edna T. Jones, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of September, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VERSION: January 2019

## Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(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).

SA0241

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