Karen Johnson Davidson County
Batch# 511295 DEEDWARR
11/09/2020 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $617.90
20201109-0131225



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Vicki Dutton
Affiant

Subscribed and sworn to before me, this 3rd day of November, 2020.

Notary Public

My commission expires: 12/22/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company (20-000269-528)
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brandon Jones and Ashley Jones	Brandon Jones and Ashley Jones	**081-11-0-288.00**
1607 16th Ave	5058 Aunt Nannies Place	
Nashville, TN 37208	Nolensville, TN 37135	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Laura Sanderlin, Preston Bronaugh, and Alfred Jarmon, being all of the heirs of Maurine Jarmon Bronaugh, also known as Margaret Maurine Jarmon Bronaugh, deceased, (hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brandon Jones and Ashley Jones, husband and wife (hereinafter called the "Grantee"),

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

Being the Southerly 45 feet of Lot No. 339 on the plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the "Addition to the Town of McGavock" as of record in Book 21, page 41 Register's office for Davidson County, Tennessee.

Lot No. 339 fronts 45 feet on the Westerly side of 16th Avenue North, Formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley. Being the Southerly 45 feet of the 75 feet conveyed to H. Fineberg and wife by Robert Caurthers and wife, and the same property conveyed by H. Fineberg and wife, Beckie Fineberg, to Otis Stinson and wife, Josie Stinson by deed of record in Book 794, page 115 Registers office for Davidson County, Tennessee; Josie Stinson died leaving her husband, Otis Stinson surviving her.

Being the same property conveyed to Maurine Jarmon Bronaugh, an unmarried person by Warranty Deed from Otis Stinson and wife, Esther Stinson of record in Book 11499, Page 272, Register's Office for Davidson County, Tennessee; Maurine Jarmon Bronaugh, also known as Margaret Maurine Jarmon Bronaugh, having since died intestate on October 19, 2019, a resident of Davidson County, Tennessee, survived by her children Laura Sanderlin, Preston Bronaugh, and Alfred Jarmon, her sole heirs at law, as evidenced by Affidavits of Heirship of record as Instrument Numbers 20201028-0124391 and 20201028-0124392, said Register's Office. See also Docket No. 19P2009, Probate Division of the Seventh Circuit Court for Davidson County, Tennessee at Nashville.

The said Laura Sanderlin also executes this Instrument in her capacity as Administrator of the said Estate of Margaret Maurine Jarmon Bronaugh.

This is improved property known as 1607 16th Ave, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2 day of November, 2020.

Laura Sanderlin

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Laura Sanderlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 2 day of November, 2020.

Notary Public
My Commission Expires: 10/17/2023

ERIN A. BREEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Preston Bronaugh, by Laura Sanderlin, as his Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laura Sanderlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Preston Bronaugh and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Preston Bronaugh. The power of attorney authorizing Laura Sanderlin to act in behalf of Preston Bronaugh being recorded as Instrument 20200520-0052451, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2 day of November, 2020.

Notary Public
My Commission Expires: 10/17/2023

ERIN A. BREEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Alfred Jarmon, by Laura Sanderlin, as his Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laura Sanderlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Alfred Jarmon and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Alfred Jarmon. The power of attorney authorizing Laura Sanderlin to act in behalf of Alfred Jarmon being recorded as Instrument 20200520-0052452, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2 day of November, 2020.

Notary Public
My Commission Expires: 10/17/2023

ERIN A. BREEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Laura Sanderlin, Administrator of the Estate of Margaret Maurine Jarmon Bronaugh

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Laura Sanderlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is Administrator of the Estate of Margaret Maurine Jarmon Bronaugh and that she as Administrator is authorized to execute the within instrument as its Administrator for the purposes herein contained.

WITNESS my hand and official seal this 2 day of November, 2020.

Notary Public
My Commission Expires: 10/17/2023

ERIN A. BREEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

