Karen Johnson Davidson County
Batch# 528207 DEEDWARR
12/09/2020 12:50:30 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20201209-0143766

Name and Address of New Owner:
Terrence Jones
211 Cude Lane
Nashville, TN 37115

Send Tax Bills To:
Terrence Jones
211 Cude Lane
Nashville, TN 37115

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 03406010200

True Copy Certification

I, John A Bell Sr., 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, this day of, a notary public for this county and state, John A Bell Sr. 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: 3-8-2021
Notary Seal (If on paper)

LATANA LOWE JOHN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Port Royal, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terrence Jones,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Port Royal, LLC Property, of record in Instrument No. 202009220108788, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Port Royal, LLC by Warranty Deed from Timothy L. Walker, married, recorded on February 14, 2020, of record in Instrument No. 20200214-0017309, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Timothy L. Walker and wife, Linda Walker, by Warranty Deed from Larry O. Newell and wife, Shirley Newell, recorded on March 14, 1974, of record in Book 4796, Page 212, Register's Office for Davidson County, TN. Linda Walker having died December 4, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2020.

Port Royal, LLC, a Limited Liability Company

Brian Gainous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Brian Gainous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Memeber of Port Royal, LLC, the within named bargainor, a Limited Liability Company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

Witness my hand and seal, at office in Nashville, this 19th day of November, 2020.

Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3-8-2021

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DELLANA LOWHORN

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of November, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1966

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DELLANA LOWHORN