Karen Johnson Davidson County
Batch# 530091 DEEDWARR
12/11/2020 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20201211-0145316

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of December, 2020.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G20-11070

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerry Daniel Jones and Cynthia Ann Tiano (NAME) 106 Rustic Ct (STREET ADDRESS) Nashville, TN 37214 (CITY) (STATE) (ZIP)	Movement Mortgage, LLC (NAME) 840 Crescent Centre Drive, 260 (STREET ADDRESS) Franklin, TN 37067 (CITY) (STATE) (ZIP)	84-6-17

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael S. Henry and David M. Henry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Daniel Jones and Cynthia Ann Tiano, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT I: Being the southerly parts of Lots Nos. 137 and 138 on the Plan of Sunny Acres, Section Five, as of record in Book 3300, page 15,Register's 4 Office for said County, as follows: BEGINNING at a point in the northerly margin of Rustic Court at the common corner of Lots Nos. 135 and 137; thence northwardly with the line between Lots Nos. 135 and 137, 150.5 feet to a point; the corner of Lots Nos. 135 and 136 in the easterly line of Lot No. 137; thence northwestwardly with the line between Lots Nos. 136 and 137, 53 feet to a point on the new relocated southeasterly margin of Briley Parkway; thence southwardly along a curve on the new relocated southeasterly margin of Briley Parkway 292 feet crossing Lots Nos. 137 and 138, to a point in the lot line between Lots Nos. 138 and 139; thence southwardly with the line between Lots Nos. 138 and 139, 115 feet to a point in the northerly margin of Rustic Court; thence eastwardly with the northerly margin of Rustic Court 285 feet to the point of beginning, and being those portions of said lots remaining after the conveyance of those parts thereof made by Percy M. Waller and wife, Julia L. Waller, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4202, page 783, Register's Office for Davidson County, Tennessee.

TRACT II: Being the remainder of Lots 139 and 140 on the Plan of Sunny - Acres, Section V, as of record in Book 3300, page 15, Register's Office for said County, not used as right-of-way for Briley Parkway and described as follows: BEGINNING at a point where the property line between Lots Nos. 138 and 139 intersect the West margin of Rustic Court; thence southwestwardly- 212 feet along the West margin of Rustic Court to a point, said point being 72 feet into Lot No. 140 and being on the East margin of Briley . Parkway; thence northerly 155.9 feet

along a curve on the East margin of Briley Parkway to a concrete monument being the end of said curve and the beginning of another curve; thence continuing northerly 92.1 feet along a curve on the easterly margin of Briley Parkway to a point on the Lot line between Lot-Nos. 138 and 139; thence southeasterly 115 feet along the lot line between Lot Nos. 138 and 139 to the point of beginning.

Being the same property conveyed to Romelle Points Henry by Deed dated August 30, 1985 from Joseph Shaw Henry, recorded September 20, 1985, in Book 6661, Page 911, Register's Office of Davidson County, Tennessee. The said Romelle Points Henry having since died June 20, 2020. Pursuant to Case NO. 20P1277, as filed In The Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Michael Shaw Henry and David Monroe Henry are the sole heirs of the said Romelle Points Henry and were devised the property and therefore have the authority to sell the aforementioned property. Michael Shaw Henry (Executor) also joins in this conveyance to evidence consent there to and to convey such interest as may exist in the estate of Romelle Points Henry.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, page 15 and amended in Book 4215, page 275, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 3278, page 410, Register's Office for Davidson County, Tennessee.
3. Outconveyance to State of TN in Instrument No. 20030714-0097809, Register's Office for Davidson County, Tennessee.
4. Easement to Deed to U.S. Sprint Communications Co. in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 106 Rustic Court, Nashville, TN 37214.

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 4th day of December, 2020.

Michael Shaw Henry

David Monroe Henry

Michael Shaw Henry, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2020, before me personally appeared Michael Shaw Henry and David Monroe Henry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael Shaw Henry, Executor for the Estate of Romelle Points Henry , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of December, 2020.

Notary Public

My Commission Expires: 3/20/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY