This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

SEND TAX BILL
TO NEW OWNER:
Bond E. Oman
2932 Foster Creigton Drive
Nashville, TN 3204

Karen Johnson Davidson County
Batch# 547681 DEEDWARR
01/05/2021 04:01:30 PM 7 pgs
Fees: $38.00 Taxes: $1,942.50
20210105-0002058

MAP- 103 - 9 - 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Gleason Jones, a married man, and Theodore I. Jones, Trustee of The Theodore I. Jones Residuary Trust, with full power to mortgage, sell or convey without the joinder of any beneficiary,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bond E. Oman**, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:
Being Lot No. 270 on the Plan of Hillwood Estates, Section Eleven, as of record in Book 2663, page 38, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark M. Jones and wife, Shirley Gleason Jones, Trustees U/A/D Apr 27, 1998 of the Jones Joint Revocable Living Trust Agreement by Quitclaim Deed dated April 27, 1998 of record in Book 10904, page 826, Register's Office for Davidson County, Tennessee. Mark M. Jones having since died, his "Certificate of Death" is attached as Exhibit A, leaving Shirley Gleason Jones as sole Trustee.
Further, pursuant to the Certification of Trust attached as Exhibit B, Shirley Gleason Jones, Trustee had the authority to convey all her interest as Trustee to Mark Gleason Jones and Theodore Iver Jones Residuary Trust, by Quitclaim Deed dated July 20, 2019 of record in Instrument No. 20201021-0122496, Register's Office for Davidson County, Tennessee. A Scriveners Error Affidavit to correct Grantee to be Theodore I. Jones, Trustee of **The Theodore I. Jones Residuary Trust** is recorded in Instrument No. 202101050002057, Register's Office for Davidson County, Tennessee.

This property was never used as marital property by Mark Gleason Jones.

This is improved property known as 706 Summerly Drive, Nashville, Tennessee 37209.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 2663, page 38, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2663, page 38, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of December, 2020.

NOTARY PUBLIC

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WITNESS my hand this the 18th day of December, 2020 .

Mark Gleason Jones

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Gleason Jones,** with whom I am personally acquainted or proved to me by satisfactory evidence , and who executed the above instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December, 2020 .

NOTARY PUBLIC
My Commission Expires: 09/27/2022

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS my hand this the 19th day of December, 2020 .

Theodore I. Jones, Trustee of **The Theodore I. Jones Residuary Trust**

STATE OF Texas)
COUNTY OF Tarrant)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Theodore I. Jones,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Trustee of **"The Theodore I. Jones Residuary Trust"** , and with the authority to do so executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of December, 2020.

Notary Public - my commission expires 08-20-2024

ALEX FERNANDO CABRERA
Notary Public, State of Texas
Comm. Expires 08-20-2024
Notary ID 132634826

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

State of Tennessee ;County of Davidson

On this 22 day of December , 2020, personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

Exhibit A

1. NAME OF DECEASED (First, Middle, Last, Suffix): Dr. Mark Martin Jones
2. SEX: Male
3. DATE OF BIRTH (Month, Day, Year): October 7, 2016
4. AGE - Last Birthday (Years): 88
5. IF UNDER 1 YEAR: Months / Days
6. IF UNDER 24 HOURS: Hours / Minutes
7. DATE OF BIRTH (Month, Day, Year): 1928
8. BIRTHPLACE (City and State or Foreign Country): Scranton, Pennsylvania
8a. PLACE OF DEATH (Check only one): ☐ Inpatient ☐ ER/Outpatient ☐ DOA ☐ Hospice facility ☐ Nursing home/LTC long term care facility ☒ Decedent's home ☐ Other residence ☐ Other (Specify)
9. MEDICAL RECORD # (If no institution, give street and number): 706 Summerly Drive
10. CITY OR TOWN: Nashville
11. COUNTY OF DEATH: Davidson
12. MARITAL STATUS: ☒ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown
13. SURVIVING SPOUSE (If wife, give name prior to first marriage): Shirley Gleason
14. DECEDENT'S USUAL OCCUPATION: Vanderbilt
15. KIND OF BUSINESS/INDUSTRY: Professor of Chemistry
16. SOCIAL SECURITY NUMBER: 2467
16a. RESIDENCE-STATE OR FOREIGN COUNTRY: Tennessee
16b. COUNTY: Davidson
16c. CITY OR TOWN: Nashville
16d. STREET and NUMBER: 706 Summerly Drive
16e. INSIDE CITY LIMITS: ☒ Yes ☐ No
16f. ZIP CODE: 37209
16g. WAS DECEASED EVER IN U.S. ARMED FORCES? ☒ Yes ☐ No
17. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death): ☐ 8th grade or less ☐ 9th - 12th grade; no diploma ☐ High school graduate or GED completed ☐ Some college credit, but no degree ☐ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, AB, BS) ☐ Master's degree (e.g., MA, MS, MEng, MEd, MSW, MBA) ☒ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD) ☐ Unknown
18. DECEDENT OF HISPANIC ORIGIN (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino): ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, other Spanish/Hispanic/Latino (Specify) ☐ Unknown
19. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be): ☒ White ☐ Black or African American ☐ American Indian or Alaska Native (Name of the enrolled or principal tribe) ☐ Asian Indian ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Other Asian (Specify) ☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan ☐ Other Pacific Islander (Specify) ☐ Other (Specify) ☐ Unknown
20. FATHER'S NAME (First, Middle, Last): John Paul Jones
21. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last): Cornelia Martin
22a. INFORMANT'S NAME: Shirley Gleason Jones
22b. RELATIONSHIP TO DECEDENT: Spouse
22c. MAILING ADDRESS (Street and Number, City, State, Zip Code): 706 Summerly Drive, Nashville, TN 37209
23a. METHOD OF DISPOSITION: ☐ Burial ☐ Cremation ☐ Donation ☒ Entombment ☐ Removal from State ☐ Other (Specify)
23b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place): Woodlawn Cross Mausoleum
23c. LOCATION - City or Town and State: Nashville, Tennessee
24a. SIGNATURE OF FUNERAL DIRECTOR: ▶ Billy Orange
24b. LICENSE NUMBER: 5846
25a. SIGNATURE OF EMBALMER: ▶ James Padgett
25d. LICENSE NUMBER:
26a. NAME AND ADDRESS OF FUNERAL HOME: Marshall-Donnelly-Combs Funeral Home, 201 25th Ave. North Nashville, TN 37203
26b. LICENSE NUMBER OF FUNERAL HOME: 40
27. REGISTRAR'S SIGNATURE: ▶ DR
28. DATE FILED (Month, Day, Year): 10/11/16
29. CORONER (Check only one): ☒ 29a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner stated. ☐ 29b. MEDICAL EXAMINER - On the basis of examination, and/or investigation, in my opinion, death occurred at the date, and place, and due to the cause(s) and manner stated.
29c. SIGNATURE OF CERTIFIER: ▶ Mayo Hoke MD
29d. LICENSE NUMBER: MD 17145
29e. DATE SIGNED (Month, Day, Year): 10-11-16
29f. NAME AND ADDRESS:
30. PART I. Enter the chain of events (diseases, injuries, or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line.
IMMEDIATE CAUSE (Final disease or condition resulting in death): a. Ileus
Sequentially list conditions, if any, leading to the cause on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST: b. [illegible] c. [illegible] d. [illegible]
Due to (or as a consequence of):
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.
Approximate Interval: Onset to death
30a. WAS AN AUTOPSY PERFORMED? ☐ Yes ☐ No
30b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☐ No
31. MANNER OF DEATH: ☒ Natural ☐ Homicide ☐ Accident ☐ Pending Investigation ☐ Suicide ☐ Could not be determined
32. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown
33. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year
34. IF TRANSPORTATION INJURY, SPECIFY: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify)
34a. DATE OF INJURY (Month, Day, Year)
34b. TIME OF INJURY
34c. INJURY AT WORK? ☐ Yes ☐ No
34d. PLACE OF INJURY (e.g., home, farm, street, factory, office building, etc. (Specify)
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY (Street and Number, City or Town, State)

08852167

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

OCT 11 2016

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

[redacted]

Lisa B. Ferrara, PhD, MSN, MBA, RN
State Registrar/Vital Records Commissioner

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued

CERTIFICATION OF VITAL RECORD

Prepared by:
Brokers Escrow Services, Inc.
200 Nashboro Blvd
Nashville, TN 37217

Exhibit B

Certification of Trust
for
" The Jones Joint Revocable Living Trust Agreement U/A/D Apr 27, 1998"

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned **Shirley Gleason Jones,** being first duly sworn, deposes and says the she is at least 18 years of age, being of sound mind and is the currently acting trustee of **" The Jones Joint Revocable Living Trust Agreement U/A/D Apr 27, 1998"** , and further states as follows:

1. The **"The Jones Joint Revocable Living Trust Agreement** is a valid, existing trust, having been created April 27, 1998.

2. The **" The Jones Joint Revocable Living Trust Agreement"**
   (a) The grantor or creator of the trust is Mark M. Jones and wife, Shirley Gleason Jones

   a. The currently acting trustee is Shirley Gleason Jones.

   b. The named successor trustee is NONE.

3. The administrative and/or managerial powers of the trustee are : full power to sell, mortgage or convey without joinder of any beneficiary

4. The Trust is Revocable.

   a. The person(s) holding the power to revoke the trust is: Shirley Gleason Jones

5. Mark M. Jones and wife Shirley Gleason Jones, were the Trustees of **"The Jones Joint Revocable Living Trust Agreement** U/A/D Apr 27, 1998. Mark M. Jones died leaving Shirley Gleason Jones, as sole Trustee, with full power to exercise all powers as sole trustee.

6. No Successor Trustee was designated by the Trust Agreement.

7. The social security number/employer identification number is [redacted].

(8) Trust property should be titled as follows: Mark M. Jones and wife Shirley Gleason Jones, Trustees U/A/D Apr 27, 1998 of the Jones Joint Revocable Living Trust Agreement , with full power to sell, mortgage or convey without joinder of any beneficiary

(9) On July 20, 2019 , I, Shirley Gleason Jones, Trustee of **The Jones Joint Revocable Living Trust Agreement** U/A/D Apr 27, 1998, with full authority to do so as Sole Trustee, executed a Quit Claim Deed to Mark Gleason Jones and Theodore Iver Jones Residuary Trust , of record in Instrument No. 20201021-0122496, Register's Office for Davidson County, Tennessee.

(10) To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

In Testimony Whereof I have hereunto set my hand this 6th day of ~~November~~ December, 2020, and swear to the truthfulness and accuracy thereof, under penalty of perjury.

Shirley Gleason Jones, Trustee

State of Tennessee
County of Davidson
Subscribed and sworn to before me on this 6th day of ~~November,~~ December 2020, by **Shirley Gleason Jones**, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public - my commission expires _____

STATE OF TENNESSEE)
COUNTY OF Davidson
Before me, the undersigned authority of the State and County aforesaid, personally appeared **Shirley Gleason Jones,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the Trustee of **Jones Joint Revocable Living Trust Agreement** U/A/D Apr 27, 1998, and with the authority to do so executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of ~~November~~ December, 2020.

Notary Public - my commission expires _____

BRUCE A RALSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-04-2022