This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 555535 DEEDWARR
01/15/2021 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $814.00
20210115-0007177

WARRANTY DEED

THIS DEED, made and entered into on this the 14th day of January, 2021, by and between **ERNEST JONES and wife, KAREN JONES,** parties of the first part, and **COREY LAVINDER,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office for said county.

Included in the above described property but SPECIFICALLY EXCLUDED THEREFROM, is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways evidenced by judgment of record in Book 4106, Page 198, Register's Office for Davidson County, Tennessee, Docket No. A-1410, Circuit Court of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office of Davidson County, Tennessee. Beginning at a point in the northwesterly corner of the property of Bruce N. Richardson, said point being also on the common boundary line with Juanitah Joyce, thence running easterly 19 feet, more or less, along Richardson's northerly boundary line to a point; thence running south 13 degrees 14 minutes 46 seconds west, 62 feet, more or less, to a point on Richardson's southerly boundary line; thence running easterly 35 feet, more or less, along Richardson's southerly boundary line to a point; thence running northeasterly

56.6 feet along Richardson's westerly boundary line back to the point of beginning, containing 1570 square feet, more or less.

And being the same property conveyed to Ernest Jones and Karen Jones, husband, and wife, by Special Warranty Deed dated September 13, 2013, from BankCorpsouth Bank, A Mississippi Corporation, which appears of record in the Office of the Register of Deeds for Davidson County, at Nashville, Tennessee, as Document No. 20130920-0099367.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 072-09-0-065.00

Property Address: 1514 Jewell Street, Nashville, TN 37207

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, his successors and assigns in fee simple forever.

The parties of the first part covenant with the party of the second part that they are lawfully seized and possessed of the property herein described and hereby conveyed, that they have a good right and full authority to convey same, that the same is unencumbered; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2021 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signatures of the parties of the first part hereunto affixed, on the day and year first above written.

Ernest Jones

Karen Jones

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, ERNEST JONES and wife, KAREN JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of January, 2021.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 3, 2024

SHELBY L. WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

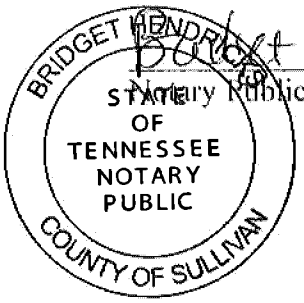
NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Corey Lavinder

Address: 530 Rosedale Avenue
Nashville, TN 37211

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 11th day of January, 2021.



Notary Public

My Commission Expires:

5/13/2024

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

TRUE COPY CERTIFICATION

I, Ashley Davis, 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 SULLIVAN

Personally appeared before me, Kimberly Vires, a notary public for this county and state, Ashley Davis, 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: 8-25-2021

KIMBERLY JO VIRES
STATE OF TENNESSEE
NOTARY PUBLIC
SULLIVAN COUNTY