This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10816-AP

Karen Johnson Davidson County
Batch# 594498 DEEDWARR
03/18/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20210318-0035873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2021.

Notary Public
My Commission Expires: 3/6/2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Breckenridge Investments TN LLC 418 Hamilton Ave Nashville TN 37203	New Owner	118-10-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Eric Jones and Sheila McMorrow Jones, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Breckenridge Investments TN LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 25, Map of Sutton Hill Section of Marengo Park, according to survey and plat of same appearing of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee.

Beginning on the Westerly margin of McNairy Lane, at the corner of Lots Nos. 25 and 59; thence Westwardly with the line between Lot No. 25 and Lots Nos. 58 and 59, 150 feet to the common corner of Lots Nos. 25, 26, 57 and 58; thence Southwardly with the line between Lots 25 and 26, 200 feet to the Northerly margin of Marengo Lane; thence with the Northerly margin of Marengo Lane Eastwardly 38.4 feet to the beginning of a curve; thence with said curve, Northeastwardly 56.5 feet to the Westerly margin of McNairy Lane; thence with said Lane, Northwardly 192.5 feet to the beginning.

Being the same property conveyed to Robert Eric Jones and Shelia McMorrow aka Shelia Jones by Warranty Deed from Joyce Annette Smith, individually and as heir and devisee of the Estate of Bobbie Johnson, and Terrence Victor Johnson, individually and as heir and devisee of the Estate of Bobbie Johnson, and Freeman Johnson, Jr., individually and as executor and heir and devisee of the Estate of Bobbie Johnson, dated January 31, 2017, recorded February 1, 2017, of record in Instrument No. 20170201-0010824, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2917 McNairy Lane, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2021.

GRANTOR:

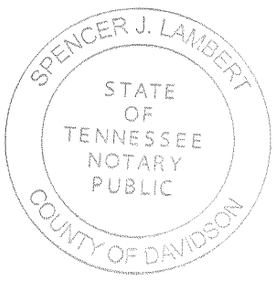
Robert Eric Jones

Sheila McMorrow Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Eric Jones and Sheila McMorrow Jones, the within named bargainor(s), 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 and seal at office this 16th day of March, 2021.



Notary Public
My Commission expires: 11/6/24

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

