Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-1414

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of April, 2021

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 627371 DEEDWARR
05/03/2021 11:02:36 AM 2 pgs
Fees: $13.00 Taxes: $708.55

20210503-0058861

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elana Heriges and Jayme Zarr 4633 Bull Run Road Ashland City, TN 37015	new owners	046-00-0-073.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jones Nashville Project, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elana Heriges and Jayme Zarr

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:

Brooke

Beginning at a point in the center of Bull Run Road 672 feet from Gallagher's corner; thence South 27 degrees 20 minutes East 1412 feet to a point; thence South 80 degrees West 118 feet to a point; thence North 26 degrees 20 minutes 1320 feet to a point in the center of Bull Run Road; thence along the center of Bull Run Road Eastwardly 100 feet to the point of beginning.

Being the same property conveyed to Jones Nashville Project, LLC by Warranty Deed from Lawrence E. Smith and wife, Betty D. Smith, of record in Instrument No. 20161213-0130453 Register's Office for Davidson County, Tennessee, dated December 06, 2016 and recorded on December 13, 2016, and Scrivener's Affidavit in Instrument No. 20180321-0026892.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VL-SB-VRES21-4635

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 4633 Bull Run Road, Ashland City, TN 37015

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd **day of April, 2021.**

Jones Nashville Project, LLC,

By: _____
Wesley Jones, Chief Manager

STATE OF Illinois
COUNTY OF Sangamon

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Wesley Jones,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Chief Manager** of **Joes Nashville Project, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that as such **Chief Manager**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** as **Chief Manager**.

Witness my hand and official seal this 23rd **day of April, 2021.**

DONNA A BROWN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 3, 2023

_____
Notary Public
My Commission Expires: 06/03/2023