WARRANTY DEED

Karen Johnson Davidson County
Batch# 633961 DEEDWARR
05/12/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,226.92
20210512-0063759

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alyssa Johnson	New Owners	081 11 0 288.00
(NAME)	(NAME)	
1607 16th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Brandon Jones and Ashley Jones, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Alyssa Johnson, an unmarried woman hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Southerly 45 feet of Lot No. 339 on the plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the "Addition to the Town of McGavock" as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Lot No. 339 fronts 45 feet on the Westerly side of 16th Avenue North, Formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley. Being the Southerly 45 feet of the 75 feet conveyed to H. Fineberg and wife by Robert Caurthers and wife, and the same property conveyed by H. Fineberg and wife, Beckie Fineberg, to Otis Stinson and wife, Josie Stinson by deed of record in Book 794, Page 115 Register's Office for Davidson County, Tennessee; Josie Stinson leaving died leaving here husband, Otis Stinson surviving her.

Being the same property conveyed to Maurine Jarmon Bronaugh, an unmarried person by Warranty Deed from Otis Stinson and wife, Esther Stinson, dated 05/21/1999 and recorded 05/28/1999, of record in Book 11499, Page 272, Register's Office for Davidson County, Tennessee.

The said Margaret Maurine Bronaugh died testate on 10/19/2019, devising subject property to Preston Bronaugh, Alfred Jarmon, Laura Jarmon Sanderlin, as evidenced in File No. 19P2009, and Affidavit of Heirship of record in Instruments 202010280124391 & 202010280124392, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Jones and Ashley Jones, husband and wife by Warranty Deed from Laura Sanderlin, Preston Bronaugh, and Alfred Jarmon, being all of the heirs of Maurine Jarmon Bronaugh,

also known as Margaret Maurine Jarmon Bronaugh, deceased, dated 11/02/2020 and recorded 11/09/2020, of record in Instrument 202011090131225, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1607 16th Avenue North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of May, 2021.

Brandon Jones

Ashley Jones

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Jones and Ashley Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of May, 2021.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021