THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434635** Karen Johnson Davidson County Batch# 636046 **DEEDWARR** 05/14/2021 09:18:12 AM 2 pgs Fees: $13.00 Taxes: $740.00 20210514-0065140	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2021. Notary Public My Commission Expires: TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2024

WARRANTY DEED

Address New Owner: Jeffrey D Jones and Carolyn K Jones 725 Greymont Dr. Nashville, TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-02-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Atwood, Jeanne Fields and Janie Redden, Individually as Heirs and Beneficiaries** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey D Jones and Carolyn K Jones, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Cunningham Heights of record in Plat Book 2331, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas R. Atwood by Warranty Deed from Deborah Susan Baker Wiser, single of record in Book 5955, Page 113, Register's Office for Davidson County, Tennessee, dated October 21, 1982 and recorded on October 26, 1982.

Said Thomas R. Atwood now being deceased on January 8, 2021, in Davidson Co., Tennessee, leaving his three sisters, Linda Atwood, Jeanne Fields and Janie Redden, as surviving tenants per Last Will and Testament filed for Probate in Docket No. 21-P-364, Chancery Court of Davidson County, Tennessee.

Grantors warrant that they have never lived in the property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 201, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 76, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2480, Page 455, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 213 Garwood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of May, 2021.

Linda Atwood
Linda Atwood

Jeanne Fields
Jeanne Fields

Janie Redden
Janie Redden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Atwood, Jeanne Fields, and Janie Redden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021