Karen Johnson Davidson County
Batch# 645219 DEEDWARR
05/27/2021 10:19:07 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20210527-0071863

Prepared by:
Record and Return To:
oman and Rosenthal Title, Inc
Burton Hills Blvd., Suite 130
Nashville, TN 37215

---737

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Nicholson and Michelle Nicholson	New Owner	
(NAME)	(NAME)	062-13-0-076.00
314 Rosebank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy Jones and Katherine M. Jones, husband and wife, and Henry L. Jones and Marcia D. Jones, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Nicholson and Michelle Nicholson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 13 and the westerly 50.0 feet of Lot No. 20 on the Plan of George I. Waddey's Subdivision called "River Bluff" of record in Plat Book 843, Page 101, 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 Timothy Jones and Katherine M. Jones, husband and wife, and Henry L. Jones and Marcia D. Jones, husband and wife, as joint tenants with right of survivorship by Warranty deed from The Kemper Trust Dated May 10, 2018 of record in Instrument No. 20181214-0122025 Register's Office for Davidson County, Tennessee, dated December 11, 2018 and recorded on December 14, 2018.

This is property more commonly known as 1407 Hemlock Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 24th day of May, 2021.

Timothy Jones

Katherine M. Jones

Henry L. Jones

Marcia D. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2021, before me personally appeared Timothy Jones, Katherine M Jones, Henry L Jones, Marcia D Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2021.

Notary Signature
My commission expires:

