This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8140 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 655308 **DEEDWARR**
06/11/2021 12:31:39 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20210611-0079052

STATE OF TENNESSEE
COUNTY OF Davidson

The ~~actual~~ consideration or value, whichever is greater is $399,900.00.

Affiant

Subscribed and sworn before me this the 11th day of June, 2021.

Notary Public
My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer J. Walker 307 Seven Springs Way #204 Brentwood, TN 37027	Highlands Residential Mortgage 12001 N. Central Expressway Ste 750, Dallas TX 75243	160-15-0D 061.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACKIE L. CONES, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER JOHNSON WALKER, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment located in Davidson County, Tennessee, described as Unit 61 (also known as 307 Seven Springs Way, #204), on the Plan of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE II, a Horizontal Property Regime, located in Brentwood, TN as established and described in the Master Deed of St. Martins Square at Seven Springs Condominiums, of record in Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692; as corrected in Instrument No. 20080730-0077840; and as amended in Instrument No. 20090624-0058791, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jackie L. Cones, unmarried, by deed dated 07/31/2013, from St Martin Square, Inc., a Tennessee Corporation, of record in Instrument No. 20130814-0085506, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 307 Seven Springs Way #204, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-SB-PR-21-307204

J.L.C.

Witness my hand this the 7 day of June, 2021.

Jackie L. Cones

Jackie L. Cones

STATE OF TEXAS

COUNTY OF NUECES

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jackie L. Cones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of June, 2021.

My commission expires: 07-17-2024

Ashley Hernandez

Notary Public

ASHLEY HERNANDEZ
Notary Public, State of Texas
Comm. Expires 07-17-2024
Notary ID 132574515