This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Karen Johnson Davidson County
Batch# 670077 DEEDWARR
07/02/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20210702-0089868

---Above This Line Reserved For Official Use Only----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Glenn Curtis Yates,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **James Jones, Jr.,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of West Meade Park, Inc., Section One of record in Plat Book 2900, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 159 feet on the northwesterly side of Brookmont Terrace and extends back 257.1 feet on the southwesterly line and 198.5 feet on the northeasterly line, to a dead line, measuring 284.2 feet thereon.

Being the same property conveyed to Glenn Curtis Yates by Warranty deed from Martha F. Wilson, married of record in Book 10781, page 323, Register's Office for Davidson County, Tennessee, dated January 29, 1998 and recorded on February 04, 1998.

This is improved property also known as 6620 Brookmont Terrace Nashville, Tennessee 37205.

Map and Parcel: 129-10-0-085.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 29 day of June, 2021.

Glenn Curtis Yates -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Curtis Yates, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of June, 2021.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$635,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 29th day of June, 2021.

Affiant

(SEAL)

NOTARY PUBLIC

My commission expires: 12.7.2024

Grantee(s) Name, Address:	Send Tax Statement To:
James Jones Jr.	New owner
512 Black Mountain Ct.	at property address
Antioch, TN 37013	

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/2021.

Date

Affiant Signature

7/1/2021

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

My Commission Expires: 1-6-25

Date

Notary's Seal (if on paper)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY