Karen Johnson Davidson County
Batch# 674641 DEEDWARR
07/09/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210709-0093007

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 8th day of July, 2021.

Notary Public
My commission expires: 06/14/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Monica D. Hernandez	New Owner	133-04-0-039.00
3314 Glencliff Road		
Nashville, TN 37211		

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, DOROTHY M. JONES ASSET PROTECTION TRUST DATED DECEMBER 14, 2017, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MONICA D. HERNANDEZ AND MICHAEL LEE WILEY, 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:

Land in Davidson County, Tennessee, being known and designated as all of Lot No. 211 on the plan of Glencoe Acres, Section 2 (erroneously stated as Section 1 in previous deeds), as shown on plat of record in Plat Book 1835, Page 136, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 211 fronts 85 feet on the northeasterly side of Glencliff Road and extends back between lines 182.2 feet on the northwesterly side and 191.8 feet on the southeasterly side to an irregular line in the rear; on which it measures 89.4 feet.

Being the same property conveyed to William Randall Jones and Fred Wayne Jones, Trustees of the Dorothy M. Jones Asset Protection Trust dated December 14, 2017, by Quitclaim Deed dated 02/08/2018, from Dorothy M. Jones, a widow, of record in Instrument No. 20180213-0014215, Register's Office for said County.

Also being the same property conveyed to William W. Jones and wife, Dorothy M. Jones, by Warranty Deed dated 10/22/1964 , from Marvin Binkley Gardner, Sr., unmarried, of record in Book 3825, Page 716, Register's Office for said County. According to Quitclaim Deed of record in Instrument No. 20180213-0014215, William W. Jones and Dorothy M. Jones remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of William W. Jones; therefore, Dorothy M. Jones is the surviving tenant by the entirety to the property herein.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 3314 Glencliff Road, Nashville, TN 37211.

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.

FWJ WRJ

Witness my hand this the 8th day of July, 2021.

Dorothy M. Jones Asset Protection Trust dated December 14, 2017

BY: William Randall Jones, TRUSTEE
William Randall Jones, Trustee

BY: Fred Wayne Jones Trustee
Fred Wayne Jones, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Randall Jones and Fred Wayne Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustees of the within named bargainor, Dorothy M. Jones Asset Protection Trust dated December 14, 2017, and that they as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Dorothy M. Jones Asset Protection Trust dated December 14, 2017 by the said William Randall Jones and Fred Wayne Jones such Trustees.

Witness my hand and official seal this 8th day of July, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/9/21.

Affiant Signature

7/9/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY