Karen Johnson Davidson County
Batch# 683050 DEEDWARR
07/26/2021 10:08:02 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210726-0099679

34849-3

Box #14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of July 2021.

Notary Public

My commission expires: 11/8/24

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven M. Jones **Namrata J. Brahmbhatt**	**Truist Bank ISAOA/ATIMA**	**004-00-0-077.00**
8541 Whites Creek Pike	**901 Semmes Avenue**	
Joelton, TN 37080	**Richmond, VA 23224**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Jeffrey Jones and Kailin R. Jones, Husband, and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven M. Jones and Namrata J. Brahmbhatt, being unmarried with joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the westerly margin of Highway 431, said point being South 36 degrees, East 200 feet, South 25 degrees, 40' East 200, South 20 degrees, East 100 feet, from the southeast corner of land conveyed to Clyde R. Moss, et ux; thence leaving said Highway margin, North 89 degrees 40' West 1,033 feet to an iron stake; thence South 237.5 feet to an iron stake, thence South 89 degrees, 40' East 1,102 feet to said highway margin; thence, with the margin of said Highway North 13 degrees, 30' West 150 feet, North 20 degrees West 100 feet to the beginning.

Being the same property conveyed to David Jeffrey Jones, a single man and Kailin R. Acheson, a single woman, as joint tenants in common with the rights of survivorship, by Trustees; Deed dated 05/31/2016, from Robert H. Waldschmidt, Trustee in Bankruptcy for Eddie Lanier Waynick, Jr., of record in Instrument No. 20160602-0055439, Registers Office for Davidson County, Tennessee. The said David Jeffrey Jones and Kailin R. Acheson having since married, Kailin R. Acheson is now known as Kailin R. Jones.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Restrictive covenants contained in Book 4543, Page 132 and Book 4671, Page 752, said Register's Office.**

2. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 8541 **Whites Creek Pike, Joelton, TN 37080**

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 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(s) this **23rd** day of **July 2021.**

David Jeffrey Jones

Kailin R. Jones (f/k/a) Kailin R. Acheson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of said County and State, **David Jeffrey Jones, and Kailin R. Jones,** the within named sellers, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **July 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON