This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13541-LV

Karen Johnson Davidson County
Batch# 715160 DEEDWARR
09/14/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20210914-0122837

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey David Carlton and Yolonda Faye Carlton 765 Jaywood Dr. Nashville, TN 37138	ISERVE Residential Lending, LLC 2334 Southpark Drive Murfreesboro, TN 37128	063 16 0B 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael L. Jones Jr., married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey David Carlton and Yolonda Faye Carlton, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 66 on the Plan of Chitwood Downs, a Planned Unit Development, as of record in Plat Book 6900, Pages 550, 551 and 552 and as corrected by Book 7462, page 445 and as amended in Book 8110, page 401 and by amendment to change name in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael L. Jones Jr., married, by Warranty Deed from Kevin A. Pace and Wife, Melanie W. Pace, of record in Instrument No. 20040504-0050856, in the Register's Office of Davidson County, Tennessee, dated April 30, 2004 and recorded on May 04, 2004.

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents, as defined by statute.

This is ☒ improved or ☐ unimproved property located at: **765 Jaywood Drive, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2021.

GRANTOR:

Michael L. Jones, Jr

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael L. Jones, Jr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, J Andrew Wiley, do hereby make oath that I am 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 September 7, 2021.

Affiant Signature

September 7, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

