Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0524

Karen Johnson Davidson County
Batch# 727237 **DEEDWARR**
09/30/2021 09:58:42 AM 2 pgs
Fees: $13.00 Taxes: $1,559.55

20210930-0131469

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 421,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2021

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lee Aston Jones and Andrew Stuart Jones, Trustees of the Jones Irrevocable Trust dated April 10, 2019 517 Westcrest Drive Nashville, TN 37211	New Owner	147-14-0-118.00

WARRANTY DEED

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

Rusty L. Temple and wife, Rita E. Temple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee Aston Jones and Andrew Stuart Jones, Trustees of the Jones Irrevocable Trust dated April 10, 2019

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:

LAND in Davidson County, Tennessee, being Lot No. 305 on the Plan of Candlestick Farms, Section III, as of record in Book 3500, Page 98, Register's Office for said County, and described as follows.

BEGINNING at a point in the west margin of Westcrest Drive, at the corner of Lots Nos. 304 and 305; thence with the line between said lots, West 90 feet to a point; thence southwesterly 114.8 feet to a point in the northerly margin of an unnamed 60-foot street; thence with the margin of the same, easterly around a slight curve, 114.3 feet to the beginning of a curve; thence around a curve, in a northeasterly direction 39.3 feet to a monument in the west margin of Westcrest Drive; thence with the margin of the same, North 103.4 feet to the point of beginning.

BEING the same property conveyed to Rusty L. Temple and wife, Rita E. Temple by Warranty Deed from Mildred J. Spradlin, dated 6/13/1997 and recorded 7/22/1997 in Book 10537, Page 803, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 517 Westcrest Drive, 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 and assigns forever; and we so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of September, 2021.

Rusty L. Temple

Rita E. Temple

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rusty L. Temple and Rita E. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of September, 2021.

Kim Graves
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

