THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 730724 DEEDWARRSP
10/05/2021 03:38:35 PM 5 pgs
Fees: $28.00 Taxes: $370.00
20211005-0133984

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 24th day of September, 2021, by and between Jay P. Jones ("Grantor") and David L. Jones ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant, bargain, sell, convey, and confirm unto the said Grantee, a five percent (5%) undivided fee ownership, which constitutes ten percent (10%) of Grantor's one-half undivided ownership interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee ("Property"), to wit:

(See Exhibit "A" Attached Hereto for Property Description)

TO HAVE AND TO HOLD the aforesaid Property, together with all the appurtenances and hereditaments thereunto appertaining unto the said Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed Property; that it has a good right to sell and convey the same; that the same is unencumbered, except for easements, setback lines, and matters of record, encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property and not shown by the public records, all taxes, ordinances, rules and regulations, and those matters shown as Exceptions in Exhibit "B" attached hereto, and that it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

Grantor represents that this is commercial property and not homestead property.

[continued on the following pages]

[Signature Page to Special Warranty Deed]

WITNESS the signature of the Grantor as of the day and year first above written.

SELLER:

Jay P. Jones

STATE OF ~~TENNESSEE~~ Mississippi)
COUNTY OF Lamar)

Personally appeared before me, a Notary Public in and for this State and County, **JAY P. JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office, this 24 day of Sept, 2021.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 62515 SHEILA K. KINSLOW Commission Expires April 2, 2025 JEFFERSON DAVIS COUNTY

****

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the Property transferred, whichever is greater, is $100,000, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of August, 2021.

Notary Public

My Commission Expires:
2/4/23

TERRY MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Property Owner:
David L. Jones (an undivided interest as tenant in common)
2546 Fieldstone Drive
Lenoir City, TN 37772

Mail Tax Notices to:
Gathers Family Trust
4395 Town Creek Rd East
Lenoir City, TN 37772

Property Address:
14446 Old Hickory Blvd.
Antioch, TN 37013

Tax Parcel No.: Map 173-00-0 085.00

Transfer Tax	$370.00
Recording Fee	$25.00
E-file	n/a
Register's Fee	$1.00
DP Fee	$2.00
Total	$398 .00

EXHIBIT "A"
PROPERTY DESCRIPTION

Land situated in Davidson County, Tennessee:

A tract of land in the 5th formerly the 7th Civil District of Davidson County, Tennessee, being lot No. 5 and part of lot No. 4 on the plan of the Samuel Kimbro property marked Bush & Jones on said plan, as of record in Plan Book No. 1, page 82, Chancery Court at Nashville, but called Lot No. 4 in deeds, described as follows:

Beginning in the center of Mill Creek in the south line of said tract of land; thence west 24 poles to a sycamore the S.W. corner of the said tract; thence N. 1-1/2deg. E. 132.68 poles to a white oak, the N.W. corner of said tract; thence N. 89-1/4deg. E. 89-1/4 poles to a stone, thence S. 1/4deg. W. 9-1/4 poles to a stone; thence S. 89-3/4deg. E. 86.84 poles to a stake and hickory; thence S. 1deg. W. 30 poles to the center of said Creek; thence with the center of said creek, S. 76deg. W. 18 poles S. 69-1/4deg. W. 18 poles S. 57-1/4deg. W. 22 poles S. 76-1/4deg. W. 15 poles, S. 56deg. W. 20 poles, S. 51deg. W. 60 poles, S. 39deg. W. 30 poles to the beginning, containing, according to said plan 82.8 acres, called in the deeds 83 acres 101 poles.

Being a part of the one-half (1/2) undivided interest conveyed to JAY PHILIP JONES by Quitclaim Deed from Jay Philip Jones, Executor under the Will of Nobie Warren Jones, of record in Instrument No. 19991229-0308574 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
EXCEPTIONS

1. Davidson County taxes for the year 2021, a lien, not yet due or payable.

2. Subject to all matters shown on the Plan of Record in Plan Book No. 1, page 82, in the Chancery Court for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9343, page 214, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement of Sanitary Sewer and/or Storm Drainage of record at Instrument No. 20020510-0058111, Register's Office for Davidson County, Tennessee.

5. Application for Greenbelt Assessment of record at Instrument No. 20100305-0017087, Register's Office for Davidson County, Tennessee.

6. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.