(3)

WARRANTY DEED

File #2021-664

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to before me on October 5, 2021.

NOTARY PUBLIC
My Commission Expires: 01/14/25

Karen Johnson Davidson County
Batch# 731390 DEEDWARR
10/07/2021 11:37:02 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20211007-0134874

INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Lourdes Perez 721 Heritage Court Franklin, TN 37067	New Owner	133-01-0-270.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN SNEED JONES, AS TRUSTEE OF THE JONES LIVING TRUST, DATED NOV 19, 1998**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LOURDES PEREZ, A SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 379, as shown on the map entitled Sunrise Heights, Second Addition, of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to JOHN SNEED JONES, TRUSTEE, OR HIS SUCCESSOR IN TRUST, UNDER THE REVOCABLE JONES FAMILY LIVING TRUST, DATED NOVEMBER 19, 1998, by deed from JOHN SNEED JONES, of record in Book 11344, Page 963, dated January 27, 1999, said Register's Office, further being a portion of the same property conveyed to JOHN SNEED JONES, TRUSTEE, OR HIS SUCCESSOR IN TRUST, UNDER THE REVOCABLE JONES LIVING TRUST, DATED NOVEMBER 19, 1998, by deed of correction from JOHN SNEED JONES, of record in Instrument No. 20020515-0059517, dated May 13, 2002, said Register's Office.

Further being the same property conveyed to THOMAS CAPPS, by deed from JOHN SNEED JONES, TRUSTEE, of record in Instrument No. 20060209-0016364, dated February 9, 2006, said Register's Office, as corrected and clarified by Affidavit in Furtherance of Title in Instrument No. 20211007-0134871 **dated** 10-7-21**, said Register's Office.**

Further being the same property conveyed to JONES LIVING TRUST, by deed from THOMAS CAPPS of record in Instrument No. 20061211-0152681, dated December 7, 2006, said Register's Office, as corrected by Scrivener's Affidavit in Instrument No. 20211007-0134872 **dated** 10-7-21**, said Register's Office. See Certification of Trust of record in Instrument No.** 20211007-0134873 **, said Register's Office.**

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 552 Veritas Street, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on October 5, 2021.

Grantor:

Jones Living Trust, dated Nov 19, 1998

By: _____
John Sneed Jones, as Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOHN SNEED JONES, AS TRUSTEE OF THE JONES LIVING TRUST, DATED NOV 19, 1998**, 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, at office, this 5th day of October, 2021.

_____
Notary Public

My commission expires: 01/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson