THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736085** Karen Johnson Davidson County Batch# 740205 **DEEDWARR** 10/20/2021 11:44:04 AM 2 pgs Fees: $13.00 Taxes: $11,331.25 20211020-0140811	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,062,500.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2021. Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Jason Andrew Jones and Brittany Pardue Jones 737 Benton Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 10 0 317.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Earl Lee, LLC, a South Carolina Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Andrew Jones and Brittany Pardue Jones, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being the Easterly 134 feet of Block 9, as shown on the map entitled Map of Yarbrough's Subdivision of Woodland, of record in Plat Book 57, Page 148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Earl Lee, LLC, a South Carolina limited liability company, by Warranty Deed from John Giles Ward and Josephine M. Vandevender n/k/a Josephine V. Ward, husband and wife, of record in Instrument No. 20200205-0013287, in the Register's Office of Davidson County, Tennessee, dated January 16, 2020 and recorded on February 05, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Yarbrough's Subdivision of Woodland, as recorded in Plat Book 57, Page(s) 148.

This is improved property located at 737 Benton Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of October, 2021.

Earl Lee, LLC

By: David Lee Haverkamp, Member

Earl Lee, LLC

By: Benjamin Earl Nance, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared David Lee Haverkamp and Benjamin Earl Nance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Earl Lee, LLC, the within named bargainor, and that he/she/they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her/their above-stated capacity.

Witness my hand, at office, this 18th day of October, 2021.

Notary Public
My Commission Expires: _____

