Karen Johnson Davidson County
Batch# 749723 DEEDWARR
11/04/2021 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20211104-0147822

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14612-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2021.

Notary Public
My Commission Expires: 5/2/22

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laney Christine Jones and Joseph Brian Dowd 1242 Bell Grimes Lane Nashville, TN 37207	SWBC Mortgage 117 Seaboard Lane, Ste. F-205 Franklin, TN 37067	041 07 0 020.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Philip G. Jones And Anita D. Jones, Husband And Wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Laney C. Jones and Joseph B. Dowd, wife and husband,** 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 located in Davidson County, Tennessee, being Tract 1 of the R.R. Mincey Land, being a Re-Subdivision of Part of Lot No 3 of the K.J. Morris Lands, of record in Book 57, Page 49, Register's Office, Davidson County, Tennessee, and described according to an unrecorded survey prepared by William Collier Parris Associates, Civil Engineers, dated 06/02/59, as follows, to wit:

Beginning at a point in the Northerly margin of Bell Grimes Lane, being the common corner between the Jean Shepart Property and the property conveyed to W. E. Batey, etux, by Henry R. Beasley, etux, of record in Book 2904, Page 45, Register's Office, Davidson County, Tennessee, thence North 3 degrees 48' East 208.2 feet to a point; thence Westerly 64.4 feet to a point; thence Southerly 206.73 feet to a point in the Northerly margin of Belle Grimes Lane; thence with said margin North 86 degrees 4' West 57 feet to the beginning.

Being the same property conveyed to Philip G. Jones and Anita D. Jones, husband and Wife, by Warranty Deed from Paul D. Iverson, married, and Luke D. Iverson and Susan Anne Iverson, husband and Wife, of record in Instrument No. 20170410-0034639, in the Register's Office of Davidson County, Tennessee, dated April 04, 2017 and recorded on April 10, 2017.

This Instrument executed on behalf of Philip G. Jones and Anita D. Jones ("Principal") by James Myers pursuant to the Power of Attorney of record in Instrument Number ___202111040147820____, and Instrument No. _202111040147821. Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1242 Bell Grimes Lane, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2022 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 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 29th day of October, 2021.

GRANTOR:

Philip G. Jones by James Myers, his Attorney in Fact
Philip G. Jones by James Myers, his Attorney-In-Fact

Anita D. Jones by James Myers, her Attorney in Fact
Anita D. Jones by James Myers, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Myers the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Philip G. Jones and Anita D. Jones ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal

WITNESS my hand and seal at office this 29th day of October, 2021.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

202111040147822

EXHIBIT "A"
TO Warranty Deed
From: Philip G. Jones and Anita D. Jones
To: Laney Christine Jones and Joseph Brian Dowd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 29th day of October, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Tori Cole, 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 November 1, 2021.

Tori Cole
Affiant Signature

Date: 11/1/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 1, 2021.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

