Karen Johnson Davidson County
Batch# 753232 DEEDWARR
11/12/2021 09:09:15 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20211112-0150617

Warranty Deed

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $925,000.00. Affiant Subscribed and sworn to before me, this the 25th day of October, 2021. Notary Public My commission expires: 3.7.2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
2723 Westwood AACC, LLC	New Owner(s)	118-02-2C-004.00-CO
209 Gentry Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARED S. JONES, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2723 WESTWOOD AACC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. C, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Properties at 2723 Westwood Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171206-0124670, as amended in Instrument No. 20180316-0025072, Instrument No. 20180329-0029422, and Instrument No. 20180425-0038751, and being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jared S. Jones by Warranty deed from Midtown Realty, LLC of record in Instrument No. 20190722-0071216 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 22, 2019.

Being also known as 2723C Westwood Drive, Nashville, Tennessee 372042711.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2723C Westwood Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of October, 2021.

Jared S. Jones by Amy Jones his attorney in fact
Jared S. Jones by Amy Jones,
his Attorney-In-Fact

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Jones, as Attorney-In-Fact for Jared S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of October, 2021.

Notary Public

My Commission Expires: 12-08-2024

