Karen Johnson Davidson County
Batch# 764781 DEEDWARR
12/01/2021 03:30:02 PM 2 pgs
Fees: $13.00 Taxes: $3,163.50
20211201-0159239

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937241

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $855,000.00.

Affiant

Subscribed and sworn to before me, this ~~26th~~ 29th day of October, 2021.

Notary Public
My Commission Expires: 3-6-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
PXK Investments TN LLC, a Tennessee limited liability company1402 Beechwood Avenue Nashville TN 37121	New Owner	Tax Parcel ID No. 105-13-0-134.00

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, **Horace Theron Jones, Sr. and Patricia Laster and William Jasper Jones, as tenants in common and Terresita Burkes, as surviving heir of Clifton Battle Jones** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PXK Investments TN LLC, a Tennessee limited liability company**, ("Grantee"), his 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 Lot(s) 2 , as shown on the map entitled Washer's Subdivision, of record in Plat Book 3106, page 87, 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 Leana Reynolds, by deed from Clara Washer, of record in Book 4331, page 165 , dated April 29, 19 69 , said Register's Office.

Leana Reynolds died testate on or about November 30, 1973. Her Last Will and Testament, which was read to Thomas Nelson Jones, devised the subject property to Thomas Nelson Jones and Theron R. Jones, as evidenced by Affidavit of Heirship of record in Book 10207, page 806, said Register's Office.

Theron R. Jones subsequently died without issue, as evidenced by Affidavit of Heirship of record in Book 10207, page 806, said Register's Office.

Thomas Nelson Jones died intestate on or about March 11, 2002. Upon his death, the subject property passed to his heirs at law, his wife, Anne Jones, and his children, Patricia Laster, William Jasper Jones, Horace Theron Jones Sr. and Clifton B. Jones, as evidenced by Affidavit of Heirship of record as Instrument No. 20211008-0135219, said Register's Office. See also Affidavits of Heirship of record in Instrument No. 20211201-0159235, Instrument No. 20211201-0159236 and Instrument No. 20211201-0159237, said Register's Office.

Being further conveyed to Clifton B. Jones, for life, by quitclaim deed from Anne Jones, Patricia Laster, William Jasper Jones and Horace Theron Jones, Sr., with remainder interest to Patricia Laster, William Jasper Jones and Horace Theron Jones, Sr., of record in Instrument No. 20020405-0042072, dated March 20, 2002, said Register's Office.

Clifton B. Jones died on or about April 17, 2021, extinguishing his life estate. Clifton B. Jones fee interest in said property having transferred to his only heir, Terresita Burkes, as evidenced by Affidavit of Heirship of record as Instrument No. 20211008-0135219, said Register's Office. See also Affidavit of Heirship of record in Instrument No. 20211201-0159238, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 105-13-0-134.00.

Matters shown on the Plan of record in Plat Book 3106, page 87, said Register's Office.

This is improved property located at 1402 Beechwood Avenue Nashville TN 37121

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 26th day of October, 2021.

Horace T. Jones Sr.
Horace Theron Jones, Sr.

Patricia Laster
Patricia Laster

William Jasper Jones
William Jasper Jones

Terresita Burkes
Terresita Burkes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Horace Theron Jones, Sr., Patricia Laster, William Jasper Jones and Terresita Burkes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025