This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 767424 DEEDWARR
12/03/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20211203-0160721

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $359,900.00

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of Nov. 2021

Notary Public

My Commission expires 5/7/24

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Erin Jones
1313 Donelson Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
Erin Jones
1313 Donelson Avenue
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: Tax ID # 04414007400

WARRANTY DEED

21NT02884

Effective the 15 Day of November, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carman Gery, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Erin Jones, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Rutherford County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 35 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 75, in Register's Office for Davidson County, Tennessee, fronting 90 feet on Donelson Avenue and containing 0.34 acres, more or less.

Being the same property as conveyed to Carman Gery by Warranty Deed from Nashville Flipped, LLC, a Tennessee Limited Liability Company dated 11/30/2016 recorded 12/01/2016 in Book na, Page na, as Document Number 20161201-0126073, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1313 Donelson Ave, Old Hickory, TN 37138-3219

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 day of November, 2021

Carman Gery

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carman Gery**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Tennessee Certification of Electronic Document

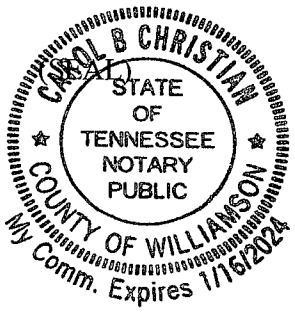
I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-15-21 (date of document).

Kesha Herron
Affiant Signature

11-21-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of November, 2021.



Notary's Signature
My Commission Expires: Jan 16, 2024