Karen Johnson Davidson County
Batch# 776924 DEEDWARR
12/20/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20211220-0167928

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7979

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of December, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Davis 2915 Dobbs Avenue Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	119-14-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jayden Alfre Jones, f/k/a James A. Jones, a registered domestic partner

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua T. Davis, single man

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 in Davidson County, Tennessee, being Lot No. 16 of Block "D" on the Plan of Woodbine Courts, as of record in Book 1130, page 39, Register's Office for said County, described as follows: Beginning on the Westerly margin of Dobbs Avenue, at the corner of Lots Nos. 15 and 16; thence with the line between said two lots, Westwardly 150 feet; thence Northwardly 109 feet to the Southerly margin of Tanksley Avenue; thence with said Avenue, Eastwardly 101.2 feet to the beginning of a curve; thence around said curve, Southeastwardly 77.3 feet to the Westerly margin of Dobbs Avenue; thence with said Avenue, southwardly 60.2 feet to the beginning.

Being the same property conveyed to James A. Jones by Warranty Deed from Margaret S.

Palmer of record in Instrument No. 20010412-0035944 Register's Office for Davidson County, Tennessee, dated March 30, 2001 and recorded on April 12, 2001. (Value of consideration shown in aforementioned deed $86,500.00.) James A. Jones is now legally known as Jayden Alfre Jones.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 2915 Dobbs Avenue, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2915 Dobbs Avenue, Nashville, TN 37211

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 so 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. 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.

Dated this the 14th day of December, 2021.

Jayden Alfre Jones

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jayden Alfre Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of December, 2021.

Notary Public
My Commission Expires: _____

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/14/21.

Affiant Signature

12/15/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/15/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON