Name and Address of New Owner:
Brandon Jones and Ashley Jones
5058 Aunt Nannies Place
Nolensville, TN 37135

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 781446 DEEDWARR
12/29/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $808.45
20211229-0171269

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-07-0-550

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Haston Stefon Myers, heir to the Estate of Herbert Hoover Myers and Herbert Hoover Myers, III, heir to the Estate of Herbert Hoover Myers, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon Jones and Ashley Jones, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being the south 30 feet of Lot No. 28 on the map of J.L. Valentino's maple Grove Plan of Lots, being a Resubdivision of Lot No. 1 of the Woodard Plan, of record in Book 57, Page 83, Register's Office for said County.

Said part of said Lot No. 28 fronts 30 feet on the easterly side of 10" Ave. North, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Herbert H. Myers and wife, Barbara A. Myers by Warranty Deed from Virginia Hand Clement dated July 20, 1964 and recorded July 21, 1964 of record in Book 3792, Page 650, said Register's Office, Davidson County, Tennessee. By Final Decree filed September 21, 1970 in the Fourth Circuit Court of Davidson County, Tennessee as No. 5430 the property was ordered divested out of Barbara A. Myers and vested exclusively in Herbert Hoover Myers. Herbert Hoover Myers died on February 2, 1989 leaving Herbert Hoover Myers, Jr. and Haston Stefon Myers as his sole heirs at law. See Probate Case No. 92570 filed in the Probate Court of Davidson County, Tennessee. Herbert Hoover Myers, Jr. died on December 3, 2020 leaving Herbert Hoover Myers, III as his sole heir. See Affidavit of Heirship of record in Instrument 202112290171266 and Instrument No. 202112290171267 in the Register's Office for Davidson County,Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1812 10th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2021.

Haston Stefon Myers (SEAL)
Haston Stefon Myers

(SEAL)
Herbert Hoover Myers, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2021, before me personally appeared Haston Stefon Myers and Herbert Hoover Myers, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2021.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of December, 2021.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/10/21 (date of document).

Connie Taylor
Affiant Signature

12/14/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: [redacted] 11/3/25

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires [redacted], 2024