THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238760**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$450,000.00~~. Josephine Sanchez Affiant Subscribed and sworn to before me, this ~~15th~~ 27th day of December, 2021. Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 783346 DEEDWARR
01/03/2022 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220103-0000668

WARRANTY DEED

Address New Owner: GardWill LLC and Northfolk TN LLC 208 KEY COURT BRENTWOOD, TN 37027	Send Tax Bills To: New Owner 208 KEY COURT BRENTWOOD, TN 37027	Tax Information: Tax Parcel ID No. 104-01-0-135.00

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, **Patricia A. Laster, Horace Theron Jones 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 does hereby transfer and convey to **GardWill LLC and Northfork TN LLC**, ("Grantees"), its 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) 13, as shown on the map entitled Map of Westdale Subdivision, of record in Plat Book 547, page 50, 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 THOMAS N. JONES, by deed from THERON R. JONES, of record in Book 8044, page 726 , dated February 12, 1990 , said Register's Office.

THOMAS N. JONES died intestate, on or about March 11, 2002. Upon his death, the subject property passed to his only heirs at law, his wife, ANNIE CARL JONES and his children, PATRICIA LASTER, CLIFTON B. JONES, HORACE T. JONES AND WILLIAM J. JONES.

ANNIE CARL JONES died intestate, on or about April 9, 2011. Upon her death, the her interest in the subject property passed to her only heirs at law, her children, PATRICIA LASTER, CLIFTON B. JONES, HORACE T. JONES AND WILLIAM J. JONES.

CLIFTON B. JONES died intestate, on or about April 17, 2021. Upon his death, his interest in the subject property passed to his only heir, TERRESITA BURKES.

Said property was never the marital residence of Grantors.

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. 104-01-0-136.00.

Matters shown on the Plan of record in Book 547, page 50, said Register's Office.
Possible debts against the estate of Clifton B. Jones.

This is improved property located at 203 37th Avenue North Nashville TN 37209

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 15th day of December, 2021.

Horace Theron Jones, Sr.

Patricia A. Laster

William Jasper Jones

Terresita Burkes

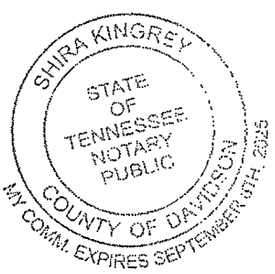
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia A. Laster, Terresita Burkes, Horace Theron Jones, and William Jasper Jones, 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 15th day of December, 2021.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Ashlee D Page, 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 _____.

Affiant Signature

12-27-2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22