THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138684**	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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 787629 DEEDWARR
01/11/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220111-0003490

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
GardWill LLC 208 Key Court Brentwood, TN 37027	New Owner 208 Key Court Brentwood, TN 37027	Tax Parcel ID No. 104-01-0-136.00

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**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being described as follows:

Being part of Lot No. 12 on the Plan of WESTDALE SUBDIVISION, as of record in Plat Book 547 at page 50, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the westerly margin of 37th Avenue North, formerly Pilcher Avenue, the common corner of Lots No. 11 and 12 of said Subdivision; thence westerly with the dividing line between said Lot Nos 11 and 12, 237.5 feet to a point, the most easterly corner of a triangular strip of ground conveyed to the City of Nashville in Book 932, page 72 said Register's Office; thence westerly, with the southerly line of said triangular strip, 41 feet more or less to a point in the easterly margin of a 15 foot alley, 5 feet south of the common corner of Lot Nos 11 and 12; thence southerly; with the easterly margin of said 15 foot alley, 25 feet to a point at the common corner of Lot No. 12 and 13 of said subdivision; thence easterly with the dividing line between said Lot Nos. 12 and 13, 268 feet to the westerly margin of 37th Avenue North; thence northerly along the westerly margin of same, 52 feet to the point of beginning.

Being the same property conveyed to ANNIE CARL NUNLEY JONES, by deed from BARRY F. TOWNES, UNMARRIED AND NAOMI R. TAYLOR, UNMARRIED, of record in Book 6476, page 496 , dated January 11, 1985 , said Register's Office. The said Annie Carl Jones having since died intestate on or about April 9, 2011 leaving Patricia Ann Laster, Clifton Battle Jones, Horace Theron Jones, Sr. and William Jasper Jones her only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20130612-0059860, said Register's Office. Clifton B. Jones died intestate on or about April 17, 2021, leaving his interest to his only heir Terresita Burkes. For further reference see Affidavit of Heirship of record in Instrument No. 20211008-0135219, said Register's Office.

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

Patricia A Laster
Patricia A. 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, 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.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 9TH, 2025

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
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 1-8-22