Karen Johnson Davidson County
Batch# 795727 DEEDWARR
01/26/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,252.30
20220126-0009528

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Bruce Jones, Jr. 609 Clematis Dr. Nashville, TN 37205	JAMES BRUCE JONES JR 449 MANOR AVE #103 MEMPHIS, TN 38103	115-06-0-094

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David H. Roberson and Nancy M. Roberson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James Bruce Jones, Jr.**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Section Six, West Meade Estates of record in Book 3300, Page 76, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Melissa M. Irby, and Braxton R. Irby, Jr., both unmarried by Warranty Deed from Karlos Anne Thomas, Successor Trustee, of the Thomas Joint Revocable Living Trust U/A/D 3/27/2002, dated 03/17/2014, of record in Instrument 201403190022704, Scrivener's Affidavit of record in Instrument 201403270025018, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa M. Irby by Quitclaim Deed from Braxter P. Irby, Jr., dated 04/18/2014 and recorded 05/15/2014, of record in Instrument 201405150041798, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David H. Robertson and Nancy M. Robertson, husband and wife by Warranty Deed from Melissa M. Irby, joined by Braxter P. Irby, her husband, dated 01/14/2020 and recorded 01/15/2020, of record in Instrument 202001150005534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 609 Clematis Dr., Nashville, TN 37205

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 do 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.

Witness my/our hand(s) this the 14th day of January, 2022.

David H. Roberson, by Damon Smith, Attorney-In-Fact

Nancy M. Roberson, by Damon Smith, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

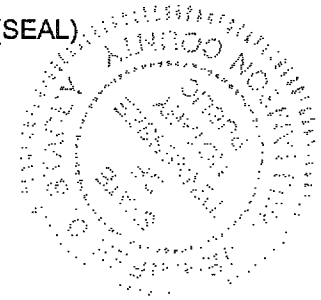
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Damon Smith, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the person who executed the foregoing instrument in behalf of David H. Roberson and Nancy M. Roberson, and who acknowledged executing the same of their own free act and deed of David H. Roberson and Nancy M. Roberson.

Witness my hand and official seal, this the 14th of January, 2022.

Notary Public

My Commission Expires: 10/11/25

(SEAL)



Certificate of Authenticity

I, Holly A Mason, 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 1/14/22.

Affiant Signature

1/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of January, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 1-3-22