Karen Johnson Davidson County
Batch# 804486 DEEDWARR
02/11/2022 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20220211-0016267

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #21-1626-Pilk(2)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
InnoVestments LLC	**Same as New Owner**	
(NAME)	(NAME)	
109 Lafayette Street		**081-10-0-354.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM D. JONES, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INNOVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 233, on the Plan of Lots in North Nashville, of record in Book 21, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description but excluded from this conveyance is property conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Lucien W. Wilkins, unmarried, dated August 13, 1981, recorded August 14, 1981, of record in Book 5782, Page 538, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William D. Jones, unmarried by Warranty deed from Selena Catalogne and Jimmy Felipe Parra Alvarado of record in Instrument No. 20151214-0125610 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 14, 2015.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.
* Temporary Easement of record in Book 5782, Page 538, in the Register's Office for Davidson County, Tennessee.
* Warranty Deed conveyance of record in Book 5782, Page 538, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1626 23rd Avenue N, Nashville, TN 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of January, 2022.

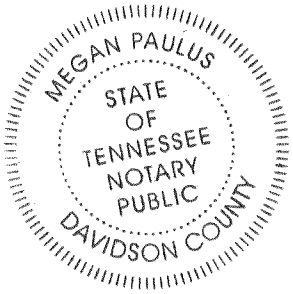
William D. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2022, before me personally appeared William D. Jones, 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 31st day of January, 2022.

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 31st day of January, 2022.

Affiant Signature
Date 01/31/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

