WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$522,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2022

Notary Public

Commission Expires: 01-10-2023

(Affix Seal)

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 808727 DEEDWARR
02/18/2022 03:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,931.40
20220218-0019535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheston Simmons Melissa Sheehan	FirstBank	**073-10-0-043**
(NAME) 205 Morganmeade Court	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONES CONSTRUCTION, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHESTON SIMMONS AND MELISSA SHEEHAN, HUSBAND AND WIFE, TOGETHER AS TENANTS IN COMMON WITH CHESTON SIMMONS, JR. AND KIMBERLEY SIMMONS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 45 on the Plan of Moss Rose Estates, as of record in Book 4860, Page 112, Register's Office for said County, Said Lot No. 45 fronts 65.12 feet on the southerly margin of the cul-de-sac of Morganmeade Court and runs back 113.93 feet on the easterly side lot line and 196.84 feet on the westerly side lot line, being a broken line, to a line on the rear on which it measures 132.30 feet thereon.

Being the same property conveyed to Jones Construction, LLC, a Limited Liability company, by Warranty Deed from Ronald E. Covington, dated 02/09/2021 and recorded 02/09/2021 in Instrument Number 202102090018673, in the official records of Davidson County Recording Office.

Being the same property conveyed to Ronald E. Covington, by Quitclaim Deed from Sam A. White, Jr. and wife, Paulette G. White, dated 06/30/1993 and recorded 07/08/1993 in Book 9008, Page 721, in the official records of Davidson County Recording Office.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **205 Morganmeade Court, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip

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, successors 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, successors 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 hand this 7th day of February, 2022.

Jones Construction, LLC

S. Nixon Pressley, DESIGNATED AGENT

S. Nixon Pressley
Designated Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared S. Nixon Pressley, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Designated Agent, of Jones Construction, LLC, the within named bargainor, a limited liability company, and that he as such Designated Agent, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said S. Nixon Pressley as such Designated Agent.

Witness my hand this 7th day of February, 2022.

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

NOTARY PUBLIC

My Commission Expires: 5-2-2022

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 9th day of February, 2022.

02/09/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 9th day of February, 2022.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023