Karen Johnson Davidson County
Batch# 809821 DEEDWARR
02/23/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,148.85
20220223-0020451

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139131**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $310,500.00. Affiant Subscribed and sworn to before me, this ~~9th~~ 11th day of February, 2022. Notary Public My Commission Expires: 03/01/2022 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Reina De La Paz Hernandez Batres and Iris Yamileth Granados 2700 McKeige Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095-12-0-156.00

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, **Jacob W. Jones, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reina De La Paz Hernandez Batres and Iris Yamileth Granados, both unmarried**, ("Grantees"), their 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) 31, as shown on the map entitled Perry Heights, of record in Plat Book 2900, page 18, 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 HAROLD W. GLASS AND WIFE, DARLENE F. GLASS, by deed from LINDA JUNE FLATT NOW MCCULLOCH AND HUSBAND JERRY L. MCCULLOCH, of record in Book 6089, page 956 , dated July 6, 1983 , said Register's Office.

DARLENE F. GLASS died on or about January 17, 2018, leaving HAROLD W. GLASS as the surviving tenant by the entirety.

HAROLD W. GLASS conveyed his interest to HAROLD W. GLASS and JACOB W. JONES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20180416-0035703, dated April 11, 2018, said Register's Office.

Being further conveyed to JACOB W. JONES by quitclaim deed from HAROLD W. GLASS, of record in Instrument No. 20180521-0048668, dated May 16, 2018, said Register's Office.

Said property was never the marital residence of Grantor.

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 2022 and subsequent years for Map-Par. 095-12-0-156.00.

Matters shown on the Plan of record in Plat Book 2900, page 18, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2928, page 445 and amended in Book 11421, page 498, said Register's Office.

This is improved property located at 2700 McKeige Drive Nashville TN 37214

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 9th day of February, 2022.

Jacob W. Jones

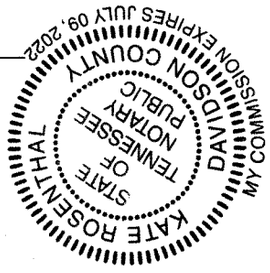
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob W. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2022.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Mark B. Leeson, 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 2/9/22.

Date

Affiant Signature

2/9/22

Date

State of TN
County of Rutherford

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

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

