WARRANTY DEED

Karen Johnson Davidson County
Batch# 838627 DEEDWARR
04/12/2022 11:59:05 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20220412-0042287

G-P-22-1720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juliette Michele Lapeyrouse-Cherry and Jacob Allen Cherry	**Pinnacle Bank**	
(NAME) **1720 14th Ave**	(NAME) **150 3rd Avenue South**	**081-11-0-424.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville, TN 37201**	
(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 M. JONES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIETTE MICHELE LAPEYROUSE-CHERRY AND JACOB ALLEN CHERRY, WIFE AND HUSBAND,** 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 the south half of Lot No. 194 on the Plan of McGavock and Westmore's Second Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 194 fronts 50 feet on the easterly side of 14th Avenue North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William M. Jones, unmarried by Warranty deed from Joshua Mahaffey, unmarried of record in Instrument No. 20171101-0111912 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 01, 2017.

William M. Jones having since married. Lauren Hubicz, spouse of William M. Jones joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1720 14th Ave, Nashville, Tennessee 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 8th DAY OF APRIL, 2022.

William M. Jones

Lauren Hubicz by William M. Jones, Attorney in Fact

Lauren Hubicz by William M. Jones,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM M. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LAUREN HUBICZ, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN HUBICZ.

Witness my hand and official seal, this the 8th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212