WARRANTY DEED

Karen Johnson Davidson County
Batch# 840337 DEEDWARR
04/18/2022 09:37:19 AM 3 pgs
Fees: $18.00 Taxes: $2,279.20

20220418-0043959

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $616,000.00.

Affiant

Subscribed and sworn to me on April 14th, 2022

NOTARY PUBLIC

My Commission Expires: My Commission Expires November 26, 2022

SUMNER COUNTY TENNESSEE NOTARY PUBLIC CHRISTINA HIGGINS

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35651

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
E & H Holdings, LLC 9113 Holstein Drive Nolensville, TN 37135	NEW OWNER	187-09-0A-186.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Erik R. Jones and Jennifer L. Jones, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **E & H Holdings, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 186 as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Erik R. Jones and Jennifer L. Jones, a married couple by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record on June 1, 2015, in Instrument No. 20150601-0050449, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 4405 Janefield Way, Nolensville, Tennessee 37135.
Map/Parcel #187-09-0A-186.00 CO

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

The conveyance of the above-described parcel of land is subject to the following: (i) 2022 and subsequent property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ improved property known as:

4405 Janefield Way, Nolensville, TN 37135

(House Number) (Street) (City or Town) (State) (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 GRANTEE, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 14th day of April, 2022.

Erik R. Jones

Jennifer L. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 13, 2022, before me personally appeared Erik R. Jones and Jennifer L. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 14, 2022.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

DAYNE PAUL GEYER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024