Karen Johnson Davidson County
Batch# 843094 DEEDWARR
04/20/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220420-0045722

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $365,000.00.

Affiant

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 12th day of April, 2022.

Notary Public
My commission expires: 9-8-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Super Properties, LLC 1413 Station 4 Lane Old Hickory, TN 37138	New Owner	096-09-0 158.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD ROGER JOYNES AND LAURA JOYNES, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SUPER PROPERTIES, LLC,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Twin Lawn Subdivision as shown by plan of record in Book 2331, Page 9, Register's Office for said County.

Said Lot No. 2 fronts 93 feet on the easterly side of Donelson Pike and runs back between line 275.3 feet on the northerly side and 275.3 feet on the southerly side of a dead line in the rear and measures 93 feet on said dead line.

Being the same property conveyed to Donald Roger Joynes and Laura Joynes, husband and wife, by deed dated 06/25/2021, from Myrna Delores Joynes, of record in Instrument No. 20210628-0086984, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 409 Donelson Pike, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DJ

Witness my hand this the 12th day of April, 2022.

Donald Roger Joynes

Laura Joynes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donald Roger Joynes and Laura Joynes,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2022.

My commission expires: 9-6-22

Notary Public



TRUE COPY CERTIFICATION

I, Tyler Clark, 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 April 12, 2022.

4/13/22
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 13th day of April, 2022.

Notary Public
My Commission Expires: 6/21/22

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022