PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220340339

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2022.

Notary Public
My Commission Expires: 5-5-25

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 843489 DEEDWARR
04/21/2022 11:29:28 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220421-0046222

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
New Day Homes, LLC 2304 Porter Road Nashville TN 37206	New Owner	Tax Parcel ID No. 072 16 0 251.00

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, **Paul E. Jones, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **New Day Homes, LLC, a Tennessee limited liability company,** ("Grantees"), its 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 No. 27 on the map of Dugger Heights, of record in Book 1424, Page 102, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul E. Jones, by Quitclaim Deed from Richard McGlohn and Martha Sue McGlohn, of record in Instrument No. 20001005-0099124, in the Register's Office for Davidson County, Tennessee, dated September 22, 2000 and recorded on October 5, 2000.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dugger Heights, as recorded in Plat Book 1424, Page(s) 102.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1196, Page 641.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1717, Page 57.

This is improved property located at 2304 Porter Road Nashville TN 37206

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of April, 2022.

Paul E. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of April, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026