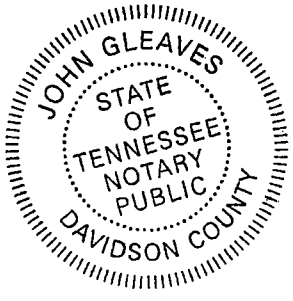
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 853963 DEEDWARR
05/12/2022 08:54:25 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20220512-0054386

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
True Investments, Inc., a Tennessee Coporation 1505 Clay Street Nashville, TN 37208	Trust Investments, Inc. 1451 Elm Hill Pike Ste. 110 Nashville, TN 37210	081-07-0-244

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Teresa A Jones, Becky M Buchanan, Joseph J Jones, Jennifery J Jones, and Joyce J Jones, Individually and as Administratrix of the Estate of Glenda Lynn Jones dated September 16, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **True Investments, Inc., a Tennessee Coporation**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Menees' Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, Page 44 R.O.D.C. Tennessee.

Said Lot No. 41 fronts 43 feet on the southerly side of Clay St and runs back between parallel lines with the easterly margin of an alley, 150 feet to the northerly margin of another alley, measuring 38.4 feet thereon.

Being the same property conveyed to J.C. Head and wife, Lucy E. Head by Warranty Deed from E.A. Staggs and wife, Bertha May Staggs, dated 09/27/1962 and recorded 09/28/1962, of record in Book 3435, Page 398, Register's Office for Davidson County, Tennessee.

The said Lucy E. Head died, leaving the said J.C. Head the sole surviving tenant by the entirety.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-11-22-1505

Being the same property conveyed to Johnnie Burroughs and wife, Linda Burroughs by Installment Deed from J.C. Head and wife, Christine Head, dated 11/15/1977 and recorded 06/14/1979, of record in Book 5449, Page 710, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Talton T. Williams and wife, Araminta Williams, a one-half undivided interest in and to, by Installment Deed from Johnnie Burroughs and wife, Linda Burroughs, dated 03/15/1984 and recorded 12/12/1984, of record in Book 6446, Page 281, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Williams & Williams, a partnership by Quit Claim Deed from Johnny Burroughs and wife, Linda Burroughs, Talton T. Williams and wife, Araminta Williams, dated 05/01/1992 and recorded 06/23/1992, of record in Book 8658, Page 103, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HomeTrust Partners, LLC, by Quit Claim Deed from Williams & Williams, dated 12/23/1996 and recorded 12/30/1996, of record in Book 10303, Page 391, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda L. Jones, by Quit Claim Deed from HomeTrust Partners, LLC, dated 03/03/1997 and recorded 03/14/1997, of record in Book 10379, Page 584, Register's Office for Davidson County, Tennessee.

The said Glenda Lynn Jones died intestate on 10/19/2020, leaving the said Teresa A. Jones, Becky M. Buchanan, Joseph J. Jones, Jennifer J. Jones and Joyce J. Jones as heirs at law as evidenced in File No. 21P1517, Probate Court Clerk's Office for Davidson County, Tennessee.

As Evidence by Affidavits of Heirship, recorded simultaneously herewithin in Instrument numbers 20220512-0054384 and 20220512-0054385 in Davidson County Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1505 Clay Street, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 9th day of May, 2022.

Teresa A Jones
Heir

Becky M Buchanan
Heir

Joseph J Jones
Heir

Jennifery J Jones
Heir

Joyce J Jones
Heir and Administratrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joyce J Jones, individually and as administratrix of the Estate of Glenda Lynn Jones dated September 16, 2021 and Teresa A Jones, and Becky M Buchanan, and Joseph J Jones, and Jennifery J Jones with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of May, 2022.

Notary Public

My Commission Expires: 10/11/25

(SEAL)

