Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
1063

Karen Johnson Davidson County
Batch# 866369 DEEDWARR
06/02/2022 12:15:38 PM 2 pgs
Fees: $13.00 Taxes: $10,175.00
20220602-0063810

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **AH Projects, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell R. Jones and Desiree Davis Jones, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Plan of Hillsboro Park, Section II of record in Plat Book 2331, Page (s) 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 Fronts 181.2 feet on the Westerly Side of Kingsbury Drive and Runs Back between lines 344.6 feet on the Northerly Side and 532 feet on the Southerly Side, to a broken line in the rear on which it measures 246.7 feet thereon.

Being the same property conveyed to AH Projects, LLC a Tennessee Limited Liability Company by Warranty deed from Sue A. Moore, an unmarried woman of record in Instrument No. 20200204-0012590 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on February 04, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2025 Kingsbury Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Russell R. Jones **2025 Kingsbury Drive** **Nashville, TN 37215**	New Owner	**144-15-0-019.00**

WITNESS THE EXECUTION HEREOF this 20th day of May, 2022.

AH Projects, LLC, a ~~Tennessee limited~~ liability company

Sole member

By: ~~Alex Helton, Sole Member~~

State of Tennessee)
County of Davidson)

On this 20th day of May, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Alex Helton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, AH Projects, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of AH Projects, LLC, as Sole Member.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,750,000.00**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2022.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022