Karen Johnson Davidson County
Batch# 875761 **DEEDWARR**
06/22/2022 11:25:20 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20220622-0071099

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2022.

Notary Public

My commission expires: 2/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company – 22-000644-528
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joyal Properties, Inc.	**New Owner**	**147-12-0-027.00**
1664 Antioch Pike		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William H Jones, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joyal Properties, Inc.

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, in the Fifth Civil District of Davidson County, Tennessee and described according to a survey by J. Michael Fuqua, RLS No. 966, March 29, 1983, as follows to wit:

Beginning at an iron pin on the Northerly margin of Haywood Lane, said pin being 391.7 feet Easterly of the centerline of Hopedale Drive and common corner to Lot 1; thence with Lot 1 North 10 degrees 44 minutes 01 seconds West (erroneously referred to as North 10 degrees 441 minutes 01 seconds West), 1082.87 feet to an iron pin in the Southerly boundary of Cathey Heights Subdivision; thence with said subdivision North 84 degrees 15 minutes 13 seconds East 150.00 feet to an iron pin, common corner to C.T. Neal, Jr.; thence with Neal's line South 10 degrees 44 minutes 01 seconds East 1082.87 feet to an iron pin in the Northerly margin of Haywood Lane; thence with said road South 84 degrees 15 minutes 13 seconds West, 150.00 feet to the point of the beginning and containing 3.715 acres.

Being the same property conveyed to Nancy N. Jones by Warranty deed from Nannie R. Neal, single of record in Book 6089, page 919, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSOP 22360

Being the same property conveyed to Nancy Neal Jones, Trustee of the Revocable Living Trust Agreement of Nancy Neal Jones by Quitclaim deed from Nancy Neal Jones of record as Instrument No. 20161110-0119303, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Neal Jones by Quitclaim deed by Trustee deed from William Henry Jones, Jr., Successor Trustee under the Revocable Trust Agreement of Nancy Neal Jones, dated November 7, 2016, as amended, and restated on August 20, 2019 of record as Instrument No. 20220128-0010271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Jones, Jr. by Quitclaim deed from Nancy Neal Jones of record as Instrument No. 20220128-0010272, Register's Office for Davidson County, Tennessee. The subject property is not the primary residence of the Grantor.

This is improved property known as **360 Haywood Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of June, 2022.

William H Jones, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William H Jones, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of June, 2022.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON