Karen Johnson Davidson County
Batch# 877921 DEEDWARR
06/24/2022 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20220624-0072856

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 Williamson

Actual consideration or value, whichever is greater is $345,000.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon Jones	New Owner	082-08-0 047.00
709 Neill Ave		
Nashville, TN 37206		

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, THE WALLACE C. EVANS LIVING TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON JONES AND ASHLEY JONES, HUSBAND AND WIFE, 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:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee described as follows:

Being Lot No. 50 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in Book 421, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 40 feet on the eastern side of Neill Avenue and extends back between Parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Wallace C. Evans, a single person, as to his one half (1/2) undivided interest, by deed dated 09/14/2017, from Richard V. Green, surviving spouse and only heir-at-law of Nancy Sanders Green, of record in Instrument No. 20170919-0095816, as corrected in Instrument No. 20171005-0102520, Register's Office for said County.

Also being the same property conveyed to Nancy Sanders (nka Nancy Sanders Green), as to one half (1/2) undivided interest, by deed from Wallace C. Evans, an unmarried man, of record in Instrument No. 20090602-0050790, dated 06/02/2009, Register's Office for said County. Nancy Sanders being one and the same as Nancy Green. Nancy Sanders Green having died intestate without issue on November 1, 2016 leaving as her sole heir-at-law her surviving spouse, Richard V. Green. For further reference see the Administrative Record Book D16, page 283 of the Rutherford County, Tennessee Probate Division.

Also being the same property conveyed to The Wallace C. Evans Living Trust by deed from Wallace C. Evans of record in Instrument No. 20050316-0029148, dated 03/16/2005, Register's Office for said County.

Also being the same property conveyed to Wallace C. Evans and wife, Irma E. Evans, by deed dated 08/04/1978, from William Richard Davis and wife, Fannie V. Davis of record in Book 5321, page 192, Register's Office for said County. The said Irma E. Evans now being deceased.

Wallace C. Evans joins in the conveyance to convey any individual interest he may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 709 Neill Ave, Nashville, TN 37206.

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.

Witness my hand this the 15th day of June, 2022.

The Wallace C. Evans Living Trust

BY: Wallace C. Evans
Wallace C. Evans, Trustee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wallace C. Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged himself to be the TRUSTEE of the within named bargainor, The Wallace C. Evans Living Trust, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Wallace E. Evans Living Trust by the said Wallace C. Evans as such TRUSTEE.

Witness my hand and official seal this 15th day of June, 2022.

My commission expires: 9-6-22

Notary Public

Witness my hand this the 15th day of June, 2022.

Wallace C Evans

Wallace C. Evans

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wallace C. Evans, 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 15th day of June, 2022.

My commission expires:

9-6-22

Notary Public

202206240072856

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-15-22.

Affiant Signature

6-15-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY