Karen Johnson Davidson County
Batch# 887434 DEEDWARR
07/12/2022 10:45:41 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20220712-0079935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

WARRANTY DEED

JOHN C. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Old Stone Development LLC, a Tennessee limited liability company	Old Stone Development LLC	
	(NAME)	
5535 Clarksville Pike	5309 B Michigan Ave., Nashville, TN 37209	029-00-0-304.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tristan D. Jones, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Old Stone Development LLC, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the 1.86 acre tract on the plat of James Arrington Property of record in Plat Book 5210, Page 295 as amended by Instrument to Amend Final Subdivision Plat of record as Instrument No. 20010305-0020605, both in the Register's Office for Davidson County, Tennessee to which plat and amendment thereto ate hereby referenced for a complete description thereof.

Being the same property conveyed to Tristan D. Jones, married by Warranty deed from Loc Hoang and wife, Phuong Nguyen of record in Instrument No. 20190805-0076929 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 05, 2019.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 5535 Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 6th day of July, 2022.

Return to:
Eudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 5-OSD-22-5535

WARRANTY DEED
(Continued)

Tristan D. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tristan D. Jones, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2022.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072