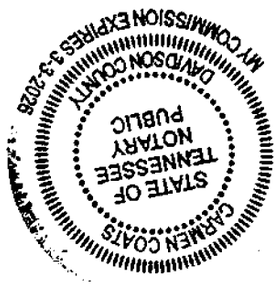
Karen Johnson Davidson County
Batch# 888302 DEEDWARRSP
07/13/2022 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $10,730.00
20220713-0080708

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00. Affiant Subscribed and sworn to before me, this the 1st day of July, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alley - Cassetty Companies, Inc.	New Owner(s)	118-07-0-004.00
2 Oldham Street		118-07-0-003.00
Nashville, TN 37213		118-07-0-002.00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN ELIZABETH JONES SASSER, A MARRIED WOMAN, SARAH S. JONES, A WIDOW, AND WHITNEY JONES F/K/A SARAH WHITNEY JONES ASHLEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEY - CASSETTY COMPANIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property One:

(As to Map/Parcel: 118-07-004.00)

Located in Davidson County, Tennessee, to-wit:

Being Lot No. 44 on the plan of Berrywood as of record in Book 1835 at page 24, in the Register's Office for said County.

Being the same property conveyed to Morgan Jones, Decedent herein, by Warranty Deed dated January 31, 1986, from Cordell E. Smith and wife, Virginia W. Smith, of record in Book 6775, Page 848, in the Office of the Register of Deeds of Davidson County, Tennessee.

Being the same property conveyed to Sarah S. Jones by Personal Representative's Quitclaim Deed from Robert P. Ziegler, Personal Representative of the Estate of Morgan Jones of record in Instrument No. 20101104-0088696, Register's Office for Davidson County, Tennessee, dated November 04, 2010 and recorded on November 04, 2010.

Property Two:

(As to Map/Parcel: 118-07-0-003.00)

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Berrywood Subdivision of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot 43 fronts 80 feet on the Southwesterly side of Larmon Avenue and extends back 263.4 feet on the Northwesterly line and 274.1 feet on the Southeasterly line to a dead line in the rear, measuring 80.7 feet thereon.

Being the same property conveyed to Morgan Jones and wife, Sarah S. Jones by Warranty Deed from Henry P. Staley, Jr. and Mildred B. Staley, Co-Trustees of the Henry P. Staley, Sr., Residuary Trust, of record in Book 9056, page 52, Register's Office for Davidson County, Tennessee, dated August 20, 1993 and recorded on August 24, 1993.

The said Morgan Jones having since died on January 10, 2009, leaving Sarah S. Jones as the surviving tenant by the entirety.

Property Three:

(As to Map/Parcel: 118-07-0-002.00)

Located in Davidson County, Tennessee, to-wit:

Being Lot No. 42 on the map of Berrywood, as of record in Book 1835, Page 24, Register's Office for said County.

Beginning at a point in the West margin of Larmon Avenue at the corner of Lots Nos. 42 and 43; thence with the line between said lots, Westerly 263.4 feet to a point; thence Northerly 95.8 feet to the South margin of Berry Road; thence with the margin of the same, Easterly 225.8 feet to the beginning or a curve; thence around said curve, Southeasterly 39.3 feet to the margin of Larmon Avenue; thence with the margin of the same Southerly 69.9 feet to the beginning.

Being the same property conveyed to Morgan Jones, decedent herein, by Warranty Deed dated March 14, 1997 from Clara H. Adams, a single widow, of record in Book 10381, Page 942, in the Offices of the Register of Deeds of Davidson County, Tennessee.

Being the same property conveyed to Susan Elizabeth Jones Sasser and Sarah Whitney Jones Ashley, a one half (1/2) undivided interest each, by Personal Representative's Quitclaim Deed from Robert P. Ziegler, Personal Representative of The Estate of Morgan Jones of record in Instrument No. 20101104-0088695 Register's Office for Davidson County, Tennessee, dated November 02, 2010 and recorded on November 04, 2010.

Morgan Jones passed away January 10, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2705 Larmon Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), its heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to said real estate to said Grantee(s), its successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2022.

Susan Elizabeth Jones Sasser

Sarah S. Jones

Whitney Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Elizabeth Jones Sasser, Sarah S. Jones, and Whitney Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2022.

Notary Public

My Commission Expires: 7-13-2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 true and exact copy of the original document executed and authenticated according to law on July 13, 2022 ____ (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025