Warranty Deed

Karen Johnson Davidson County Batch# 907810 DEEDWARR 08/24/2022 03:44:30 PM 3 pgs Fees: $18.00 Taxes: $4,717.50 20220824-0095733	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of August, 2022. Notary Public My commission expires: 05·21·2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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:
Tonya McBride Robles and Michael Paul Robles	New Owner(s)	083-06-0-001.00
10 Connecticut Avenue		
Old Orchard Beach, ME 04064		

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, **PHILLIP BYRON JONES AND TAMMY PARMENTIER-JONES, FKA TAMMY L. PARMENTIER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONYA MCBRIDE ROBLES AND MICHAEL PAUL ROBLES, WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of the Subdivision of Part of the Weakley Home Place, of record in Book 421, Page 36, 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. 30 fronts 50 feet on the northerly side of Sumner Avenue and runs back between parallel lines 150 feet to 15 foot alley in the rear.

Being the same property conveyed to Phillip B. Jones and Tammy L. Parmentier, both unmarried, as tenants in common with right of survivorship by Warranty deed from Strive Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170404-0032618 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 04, 2017.

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 1425 Sumner Avenue, Nashville, TN 37206, 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 22nd day of August, 2022.

Phillip Byron Jones

Tammy Parmentier-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 Phillip Byron Jones and Tammy Parmentier-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 22nd day of August, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 08.22.2022.

Date

Affiant Signature

08.23.2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2022.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY