Karen Johnson Davidson County
Batch# 907910 DEEDWARR
08/25/2022 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20220825-0095842

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 Davidson

Actual consideration or value, whichever is greater is $335,000.00.

Affiant

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

Notary Public
My commission expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jay Parks	new owner	141-06-0D 045.00
3091 Harpeth Springs Drive		
Nashville, TN 37221		

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, CATHERINE JONAS F/K/A CATHERINE HAWKINS AND JARED JONAS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAY PARKS, AN UNMARRIED MAN, 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 Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 45 on the Plan of Riverbridge Community, A Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Hawkins, an unmarried woman, by deed dated 08/24/2017, from Sterling J. Frierson, married, and Johnna Frierson, by Betsy Moran, their Attornet-in-Fact, of record in Instrument No. 20170825-0087564, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3091 Harpeth Springs Drive, Nashville, TN 37221.

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.

CJ JJ

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

Catherine Jonas

Jared Jonas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine Jonas f/k/a Catherine Hawkins and Jared Jonas, 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 August, 2022.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Name Affidavit

I, **Catherine Jonas**, am one in the same person as **Catherine Hawkins.**

Catherine Jonas — 8-15-22

Catherine Jonas — Date

STATE OF TENNESSEE
COUNTY OF Davidson

On the 15th day of August, 2022 before me, Ben Seamon, personally appeared **Catherine Jonas**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal at Brentwood, Tennessee on this the 15th day of August, 2022.

My commission expires: 9-6-27

Notary



Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/15/2022, (date of document).

Affiant Signature

8/24/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2022.

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025