THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842261

Karen Johnson Davidson County
Batch# 912728 DEEDWARR
09/06/2022 11:16:19 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220906-0099791

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Paul Jones and Carol Ann Jones 865 Stirrup Drive Nashville, TN 37221	New Owner	Tax Parcel ID No. 104 06 0A 117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ella Jean Helsley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Paul Jones and Carol Ann Jones, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1102D, on the plan of Continental Condominiums, of record in plat Book 5200, Page 399, as amended in Book 6135, Page 788, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ella Jean Helsley, a single person, by Warranty Deed from Susan M. Austin, of record in Book 6764, Page 941, in the Register's office of Davidson County, Tennessee, dated December 02, 1985 and recorded on January 17, 1986.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Continental Condominium, as recorded in Plat Book 5200, Page(s) 399 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Continental Condominium Condominium of record in Book 5862, Page 589, as amended by instrument(s) of record in Book 6435, Page 549; Book 7475, Page 137 and certificates recorded in Book 7461, Page 217; Instrument No. 20051024-0128399 and Order recorded in Instrument No. 20180720-0071070; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 4825, Page 592.

This is improved property located at 3415 West End Avenue D1102 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of August, 2022.

Ella Jean Helsley
Lona Renee Jakaitis, Atty in Fact
Ella Jean Helsley
By: Lona Renee Jakaitis, Attorney in Fact

STATE OF ILLINOIS
COUNTY OF WILL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lona Renee Jakaitis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ella Jean Helsley and that she is authorized by Ella Jean Helsley to execute this instrument on her behalf.

WITNESS my hand, at office, this 30 day of August, 2022.

JoAnn Hernandez
Notary Public

OFFICIAL SEAL
JOANN HERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/21/2026