Name and Address of New Owner:
Timothy Jones and Chinita Jones
7927 Whites Creek Pike
Nashville, TN 37080

Karen Johnson Davidson County
Batch# 919123 DEEDWARR
09/20/2022 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,058.94
20220920-0104641

Send Tax Bills To:
Timothy Jones and Chinita Jones

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 008-00-0-240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Perrion Denise Barbour, and Iris Colette Barbour**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Jones and Chinita Jones, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos 2 and 3 of the Final Plat of Roberts Estates, of record in Instrument No. 20080512-0048900 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080627-0066635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Perrion Denise Barbour and Iris Colette Olige by Quitclaim Deed dated March 8, 2022 from Perrion Denise Barbour and Iris Colette Olige recorded in Instrument No. 20220317-0031292 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2022.

Perrion Denise Barbour (SEAL)
Perrion Denise Barbour

Iris Colette Barbour (SEAL)
Iris Colette Barbour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2022, before me personally appeared Perrion Denise Barbour and Iris Colette Barbour, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $286,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of September, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-5169-DL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/15/22 (date of document).

Regina Sullo
Affiant Signature

9/20/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of Sept, 2022

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

