20221371R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the 6th day of October, 2022. Notary Public My commission expires: 3.3.2025

Karen Johnson Davidson County
Batch# 926955 DEEDWARR
10/07/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221007-0110647

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

COUNTY OF DAVIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
MEMORIE WHITE

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Markeisha Ealey	New owner	142-15-0-071.00
669 McPherson Drive	669 McPherson Dr.	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Michael Jones, Jr., a married man, and William Michael Jones, Sr., a married man, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Markeisha Ealey, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, Pages 93 and 94, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to William Michael Jones, Jr., unmarried, and William Michael Jones, Sr., married, joint tenants with right of survivorship by Warranty deed from The James Walter Pickle Charitable Foundation of record in Instrument No. 20120417-0032597 Register's Office for Davidson County, Tennessee, dated April 13, 2012 and recorded on April 17, 2012.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (___) property known as 669 McPherson Drive, Nashville, TN 37221.

[signatures appear on the following page]

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), their 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 6th day of October, 2022:

William Michael Jones, Jr.

William Michael Jones, Sr.

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, William Michael Jones, Jr. and William Michael Jones, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 6th day of October, 2022.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 October 6, 2022.

Affiant Signature

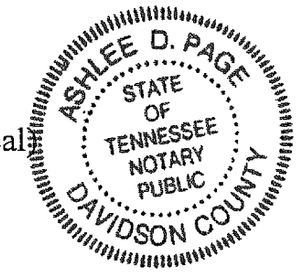
10/6/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of October, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022