Karen Johnson Davidson County
Batch# 941121 DEEDWARR
11/15/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221115-0121545

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-DM-4236-FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Rollins and Molly E. Rollins	**Same as New Owner**	
(NAME)	(NAME)	**131 03 0D 013.00**
915 Oak Valley Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LISA RENE JONES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN ROLLINS AND MOLLY E. ROLLINS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Lone oak Park Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6108, Page 332, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Lone Oak Park of record in Plat Book 5800, Page 211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa J. Bell, by Warranty Deed from Elizabeth Alley Watson, of record in Book 11360, Page 51, in the Register's Office of Davidson County, Tennessee, dated February 22, 1999 and recorded on March 01, 1999.

The said Lisa J. Bell is now known as Lisa Rene Jones.

This conveyance is subject to:
* Property taxes for the year 2022 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lone Oak Park, as recorded in Plat Book 5800, Page 211; said Register's Office.
* Master Deed establishing Lone Oak Park Condominium Condominium of record in Book 6108, Page 332, as amended by instrument(s) of record in Amendment for Bylaws recorded in Instrument No. 20090213-0012803; said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 1129, Page 321, as amended in Book 1166, Page 81; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4236 Lone Oak Road, Nashville, TN 37215**.

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 hand(s) this the 14th day of November, 2022.

Lisa Rene Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2022, before me personally appeared Lisa Rene Jones, 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 14th day of November, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 14th day of November, 2022.

Affiant Signature
Date 11/14/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON