Karen Johnson Davidson County
Batch# 945979 DEEDWARR
11/30/2022 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,482.70
20221130-0125452

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $671,000.00

Affiant

Subscribed and sworn to before me, this 28 day of November, 2022.

Notary Public
My commission expires: 4.19.22

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John T Jones **Paula F Jones**	SAME	**04900031900**
2701 MORGAN RD		
JOELTON, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Blueroad Fontanel, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T Jones and Paula F Jones, Husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 5
Property situated in the White's Creek Community, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 319.00. Said property being bounded on the North by Blueroad Fontanel, LLC, on the South by Tollgate Two Subdivision of record, on the West by Whites Creek Pike, and the East by Blueroad Fontanel, LLC, and being more particularly described as follows:

Beginning at an iron rod found on the East right-of-way of Whites Creek Pike, said Point of Beginning (P.O.B., N: 700761.19, E: 1723777.89) being the Northwest corner of Lot, Tollgate Two Subdivision, record in Instrument No. 20030826-0123465, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.) and the Southwest corner of the property herein described;

Thence with said right-of-way North 02°37'23" West a distance of 400.00 feet to a point in the South line of a tract of land in the name of Blueroad Fontanel, LLC recorded in Instrument No. 20190418-0035939 (R.O.D.C.TN.), this being the Northwest corner of the property herein described;

Thence leaving the East right-of-way of White's Creek Pike and with said Blueroad Fontanel, LLC tract South 77°58'43" East a distance of 558.52 feet to a point in the West line of a tract of land in the name of Blueroad Fontanel, LLC recorded in Instrument No. 20190418-0035939 (R.O.D.C.TN.), this being the Northeast corner of the property herein described;

Thence leaving Blueroad Fontanel, LLC and with other lands of Blueroad Fontanel, LLC for two calls: South 06°42'25" East a distance of 210.26 feet;

South 02°22'58" West a distance of 190.87 feet to a point in the North line of Lot 9, Tollgate Two Subdivision, this being the Southeast corner of the property herein described;

Thence leaving Blueroad Fontanel, LLC and with said Lot 9 North 77°56'52" West a distance of 556.84 feet to the Point of Beginning, containing 219089.23 square feet or 5.03 acres according to a survey performed by Energy Land and Infrastructure, LLC, 1420 Donelson Pike, Suite A-12, Nashville, TN 37217 on February 21, 2019.

Being a portion of the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Quitclaim Deed from Fontanel Properties, LLC, a Tennessee limited liability company, dated April 17, 2019, of record in Instrument No. 20190418-0035939, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Special Warranty Deed from Fontanel Properties, LLC, a Tennessee limited liability company dated February 18, 2019, of record in Instrument No. 20190221-0016001, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of recod prior to issuance of their policy or proof that the borrower is not one and the same personagainst whom said Judgment was filed: Judgment entered on May 18, 2015 against Paula Jones, in favor of Midland Funding, LLC, for $918.96, Docket No. 15GC4783, General Sessions Court, Davidson County, Tennessee, of record in Instrument No. 20151001-0100128, said Register's Office.

Subject to the terms/provisions of that Lease Subordination Agreement of record in Instrument No. 20130613-0060422, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4105 Whites Creek Pike, Whites Creek, TN 37189.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Blueroad Fontanel, LLC

_____ Date: 11/28/22

Timothy Farrell, Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TIMOTHY FARRELL** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC and that he is authorized by PFS Holdings, LLC, Blue Road Fontanel Manager, LLC, Blue Road Fontanel Holdings, LLC, and Blue Road Fontanel, LLC to execute this instrument on its behalf.

Witness my hand this 28th day of **November , 2022**.

_____
Notary Public

My commission expires: 7/2/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark P. Leedom, 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 11/30/22.

Date

Affiant Signature

11/30/22

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 28 day of November, 2022.

Notary's Signature
My Commission Expires: 4.19.26

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY