Karen Johnson Davidson County
Batch# 947226 DEEDWARR
12/05/2022 09:42:29 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50

20221205-0126545

This Instrument Prepared by anc
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $875,000.00.

Madilyn Groves
Affiant

Subscribed and sworn before me this the 23rd day of November, 2022.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Scott Jone and Angela Childress Jones	Movement Mortgage, LLC	062-09-0 036.00 062-09-0 024.00 062-09-0 023.00
3734 Cedarwood Drive Nashville, TN 37216	8024 Calvin Hall Road Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NETTIE JEAN OAKLEY,AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN SCOTT JONES AND ANGELA CHILDRESS JONES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT 1 (Map/Par: 062-09-0 036.00):
Land in Davidson County, Tennessee, being the south 25 feet of Lot No. 3 and all of Lot No. 4 on the Plan of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for said County.

The south 25 feet of Lot No. 3 and all of Lot No. 4 front together 125 feet on the easterly side of a 30 foot avenue and extends back between lines, 305 feet, more or less, on the northerly line of part of Lot No. 3 and 301 feet on the southerly line of Lot No. 4 to the Cumberland River and measures 125 feet thereon.

TRACT 2 (Map/Par: 062-09-0 024.00 & Map/Par: 062-09-0 023.00):
A tract of land in Davidson County, Tennessee, being the easternmost portion of the south 20 feet of Lot No. 19 and the easternmost portion of Lot 20 on the Plan of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee.

The property is triangular in shape and fronts 120 feet on the westerly side a 30 foot avenue, and extends back 60 feet, more or less, on the northerly line to a point on the easterly margin of Cedarwood Drive as now located and fronts 138 feet, more or less, along the easterly. margin of Cedarwood Drive to a point in the westerly side of the said 30 foot avenue.

Being the same property conveyed to Nettie Jean Bracey Oakley, by deed dated 01/19/2018, from Mark Edward Hughes, as Administrator of the Estate of Frank Marshall Oakley, Jr., of record in Instrument No. 20180123-0006901, Register's Office for said County.

Also being the same property conveyed to Frank M. Oakley, Jr. and wife, Jean B. Oakley, by deed dated 08/12/1988, from James C. Arnold and wife, Betty A. Arnold and Ruby G. Bateman Uthman, of record in Book 7627, page 996, Register's Office for said County. The said Frank M. Oakley, Jr. having since died on 04/02/2009, leaving Jean B. Oakley, as the surviving tenant by the entirety.

Nettie Jean Oakley, Nettie Jean Bracey Oakley, and Jean B. Oakley are one and the same person.

Frank M. Oakley, Jr. and Frank Marshall Oakley, Jr. are one and the same person.

This instrument is executed by Mark Hughes as Attorney-in-Fact for Nettie Jean Oakley, which Power of Attorney is recorded in Book 572, Page 266-270, Register's Office for Cheatham County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3734 Cedarwood Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of November, 2022.

Nettie Jean Oakley by Mark Hughes Attorney in Fact
Nettie Jean Oakley

STATE OF _____
COUNTY OF _____

On this _____ day of November, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Mark Hughes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nettie Jean Oakley by Durable POWER OF ATTORNEY dated 01/19/2018, and who acknowledged that he executed the same as the free act and deed of Nettie Jean Oakley.

Witness my hand and official seal this _____ day of November, 2022.

My commission expires:

_____
Notary Public

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Martin }

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 22 (*Date*) day of November (*Month*), 2022 (*Year*), by

Mark Hughes
Name of Person Acknowledging

Cleo Y McCormick
Signature of Notary Public — State of Florida

Cleo Y. McCormick
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: TN DL

CLEO YVONNE MCCORMICK
Commission # GG 315274
Expires June 21, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

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