STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $268,500.00 Affiant Subscribed and sworn to before me, this 5th day of Dec., 2022. Notary Public My commission expires: 12/25/25

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

Karen Johnson Davidson County
Batch# 948050 DEEDWARR
12/05/2022 03:00:30 PM 5 pgs
Fees: $28.00 Taxes: $993.45
20221205-0126928

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sean Marshall **Nick Lebrao**		**07201002200**
2526 Allenwood Dr		
Nashville, TN 37207		

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,

Derek Renod Jones and Diedra Renelle Jones and Adrain Denairs Jones-Wells

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

Sean Marshall, an unmarried man and Nick Lebrao, an unmarried man, as tenants in common

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:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 & 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Carlene M Jones, by Warranty Deed from C H Briley, Jr, Trustee, dated December 8, 1970, of record in Book 4465, Page 187, in the Register's Office for Davidson County, Tennessee. Carlene M Jones died intestate December 28, 2020, leaving Derek Renod Jones, Diedra Renelle Jones, and Adrain Denairs Jones-Wells as her sole heirs at law. Reference is hereby made to Affidavit of Death and Heirship of record in Instrument No. 20210212-0020268, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 2526 Allenwood Dr, Nashville, TN 37207.

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.

Derek Renod Jones Date: 11/29/22

Derek Renod Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Derek Renod Jones, the within named Grantor(s), 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 29th day of November 2022.

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

NOTARY PUBLIC

My Commission Expires: 7/7/25

Adrain Denairs Jones- Wells Date: 11/29/22

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, a Notary Public of said County and State, Adrain Denairs Jones-Wells, the within named Grantor(s), 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 29 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 4-29-24

KIT CAMARATA
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-29-24
Notary ID # 12560682-4

Diedra Renelle Jones Date: 29 Nov 2022

STATE OF Texas

COUNTY OF Bell

Personally appeared before me, a Notary Public of said County and State, Diedra Renelle Jones the within named Grantor(s), 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 29 day of November, 2022.

CHANSEREI PEREZ
My Notary ID # 131762751
Expires October 17, 2026

NOTARY PUBLIC

My Commission Expires: October. 17. 2026

- **The text of a certification of an electronic document must be in the following form.**

  I, Emma Howard **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/29/22 **(date of document).**

  Emma Howard

  Affiant Signature

  Date: 11/29/22

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 29 **day of** November, **2** 022.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

