WARRANTY DEED

Karen Johnson Davidson County
Batch# 949227 **DEEDWARR**
12/08/2022 09:39:14 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20221208-0127859

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2022.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Elizabeth Jones, Cameron Ryan Jones and Nancy Ann Ingraham	Same as newowner	09106032700
(NAME)	(NAME)	
5304 Lenox Road		
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Sweet Home Alabama Family Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily Jones and Cameron Jones, wife an husband and Nancy Ingraham, 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. 1413 of Block No. 197 on the map showing extension of plan No. 1 West Nashville as of record in Book 57, Page 173, Register's Office for said County and described in part by a survey of Gaffron & Jeffers, dated August 20, 1979, as follows:

Beginning on the northerly margin of Michigan Avenue at the corner of Lots 1411 and 1413; then with said Avenue, westwardly 1.9 feet to the northeasterly margin of Morrow Road; thence with said road, northwestwardly 216.8 feet to the southerly margin of an alley; thence with said alley eastwardly 155.2 feet to the corner of Lots No's. 1411 and 1413; thence with the line between said two lots southwardly 150 feet to the beginning.

Being the same property conveyed to Faith J. Groves, Trustee of The Sweet Home Alabama Family Trust created on the 30th day of June, 2022 by deed dated June 30, 2022 from Faith J. Groves, unmarried of record in Instrument No. 20220711-0079192, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Faith J. Groves by deed from Curtis M. Groves, dated November 1, 2018 of record in Instrument No. 20181109-0110891, Register's Office for Register's Office for Davidson County, Tennessee.

Bein of the same property previously conveyed to Curtis M. Groves and Faith Groves, husband and wife by deed from Michael W. Mann of record in Instrument No. 20080107-0001582, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 922 Morrow Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my/our hands this 2nd day of November, 2022.

The Sweet Home Alabama Family Trust

By: _____ Trustee
Faith J. Groves, Trustor-Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Faith J. Groves with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustor-Trustee of The Sweet Home Alabama Family Trust and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustor-Trustee.

WITNESS my hand and seal this 2nd day of December, 2022.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 22-Ingraham

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GGR-22-722