23559
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 952826 DEEDWARR
12/19/2022 10:01:50 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20221219-0130697

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Ernest Ronald Jones, Jr.
3124 Morgan Road
Joelton, TN 37080

Send Tax Bills to:
New Owners

Map/Parcel: 016 00 0 005.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Barbara Jean McAlister, unmarried and Sandra Jones, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Ernest Ronald Jones, Jr. and Lisa Rose Jones, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to: Taxes for 2022 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2426 Union Hill Road, Goodlettsville, TN 37072

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Barbara Jean McAlister
Barbara Jean McAlister

Sandra Jones
Sandra Jones

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jean McAlister and Sandra Jones , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 14th day of December, 2022.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me this 14th day of December , 2022.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

EXHIBIT "A" **GF#: 23559**

Legal Description

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl & Co., dated May 5, 1981, as follows:

Beginning at a fence post in the northerly margin of Union Hill Road, being the southwest corner of Lester Paul Abernathy property (Deed Book 3434, page 335, R.O.D.C., TN), thence North 55 deg. 35 min. 46 sec. West 152.86 feet to a point; thence North 38 deg. 31 min. 50 sec. East 198.27 feet; thence North 44 deg. 29 min. 50 sec. East 468.76 feet; thence South 45 deg. 30 min. 10 sec. East 418.59 feet; thence South 32 deg. 05 min. 21 sec. East 135.10 feet; thence South 57 deg. 54 min. 39 sec. West 301.15 feet; thence North 32 deg. 05 min. 21 sec. West 135.10 feet; thence South 57 deg. 54 min. 39 sec. West 80.96 feet; thence North 38 deg. 08 min. 03 sec. West 206.86 feet; thence South 35 deg. 32 min. 48 sec. West 297.63 feet to the point of beginning, containing 5.00 acres, more or less.

BEING the same property conveyed to Raideaux McAlister and wife, Barbara Jean McAlister, a one-half undivided interest; and Ernest R. Jones and wife, Sandra Jones, a one-half undivided interest; by Deed from Hazel Walker Bracy, a widow, dated February 26, 1985, and filed in Book 6499, page 908, Register's Office for Davidson County, Tennessee. The said Raideaux McAlister having died on 12/02/2007, with his interest being vested in Barbara Jean McAlister as surviving tenant by the entirety. The said Ernest R. Jones having since died with his interest being vested in Sandra Jones as surviving tenant by the entirety.

Also being the same property conveyed by Executor's Deed from Barbara McAlister, Executrix for the Estate of Raideaux McAlister to Barbara McAlister, filed at Instrument No. 20080806-0080862, said Register's Office.