Karen Johnson Davidson County
Batch# 954296 DEEDWARR
12/21/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20221221-0131900

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~495,000.00~~ 0.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2022.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyler G. Clark	COMMUNITY MORTGAGE	061-04-0-090.00
4321 Brush Hill Road	3401 COLLEGE BLVD STE 220	
Nashville, TN 37216	LEAWOOD, KS 66211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISBETH J. JONES, A MARRIED PERSON, AND SHEPPARD E. JONES, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLER G. CLARK, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

TRACT I:
Being the East part of Lot No. 6 and the Southeast part of Lot No. 7 on the Map of A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 6 and 7 front together 160 feet on the westerly side of Brush Hill Road and run back 200 feet on the southerly line and 198 feet, more or less, on the northerly line along the southerly line of Ruskin Avenue to a dead line on which they measure 185 feet, more or less.

AND

TRACT II:
That property within the right-of-way of the portion of Ruskin Avenue abandoned by Metropolitan Ordinance No. 74-1176 and that portion of Parcel 61-4-39 and parcel 61-4-40 located between the former right-of-way of Ruskin Avenue and the new right-of-way of Ruskin Avenue adjoining the lot identified as Parcel #61-4-90.

Being the same property conveyed to Lisbeth J. Jones and husband, Sheppard E. Jones by Warranty Deed from Danny Keith Ellis, a single person of record in Instrument No. 20060802-0094147, Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on August 2, 2006, and corrected by Scrivener's Affidavit recorded on October 26, 2011 in Instrument No. 20111026-0083236.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4321 Brush Hill Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of December, 2022.

Lisbeth J. Jones

Sheppard E. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisbeth J. Jones and Sheppard E. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 21, 2022 (date of document).

Affiant Signature

December 21, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023