Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,005,000.00. Affiant Subscribed and sworn to before me, this the 19th day of December, 2022. Notary Public My commission expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Karen Johnson Davidson County
Batch# 955489 DEEDWARR
12/28/2022 10:21:47 AM 3 pgs
Fees: $18.00 Taxes: $3,718.50
20221228-0133037

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/
Richard Frederick Gray Jones Sarah Minor Jones	New Owner	131-03-0-116.00
1701 Bonner Avenue		
Nashville, TN 37215		

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, **JOHN M. VANMETER AKA JOHN M. VAN METER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD FREDERICK GRAY JONES AND SARAH MINOR JONES, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, Being Lot No. 33 and the North part of Lot No. 32 on the Plan of Green Hills No. 2, as of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 33 fronts 84 feet on the southerly side of Bonner Avenue and runs back between line along the westerly side of Eden Avenue 150 feet to a dead line, excluded however is a small triangular piece out of the northeast corner taken form the intersection of Eden and Bonner Avenues.

Said part of Lot No. 32 lies south of Lot 33 above described and fronts 25 feet on the west side of Eden Avenue and runs back between lines, 101 feet on the north line and 98.7 feet on the South line to the east line of Lot No. 31 in which it measures 25 feet.

Being the same property conveyed to John M. VanMeter, unmarried, by Warranty Deed from Richard A. Halstead, unmarried, of record in Instrument No. 20000911-0089839 Register's Office for Davidson County, Tennessee, dated September 6, 2000 and recorded on September 11, 2000.

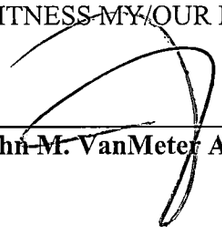
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1701 Bonner Avenue, Nashville, TN 37215, 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.



~~John M. VanMeter~~ AKA John M. Van Meter

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John M. VanMeter AKA John M. Van Meter, 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 21st day of December, 2022

_____
Notary Public

My Commission Expires: _____

See Attached for Notary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey)

On 12/21/22 before me, Katrina Clark Notary Public
(insert name and title of the officer)

personally appeared John M Van Meter,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KATRINA CLARK
Notary Public - California
Monterey County
Commission # 2403243
My Comm. Expires May 4, 2026

Signature Katrina Clark (Seal)