This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19975-DJ

Karen Johnson Davidson County
Batch# 960361 DEEDWARR
01/11/2023 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20230111-0002560

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2023.

Notary Public
My Commission Expires: 1-31-2026

KIMBERLY A. ABATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas Jeffrey Jones 2924 Ironwood Drive Nashville, TN. 37214	SLSC Mortgage Corp 9311 San Pedro #100 San Antonio, TX. 78216	096-06-0-158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Petschulat and Valerie Petschulat, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS JEFFREY JONES, SINGLE MAN**, hereinafter called the Grantee(s), his 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 all Lot No. 71, Section No. II, Cloverhill, according to survey and plat of same appearing of record in Book 2133, page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Petschulat and Valerie Petschulat, husband and wife by Warranty Deed from Whitney Anne Hurt and Adam Potts, wife and husband, dated October 26, 2021, recorded October 28, 2021, of record in Instrument No. 20211028-0144741, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2924 Ironwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2023.

GRANTOR:

David Petschulat

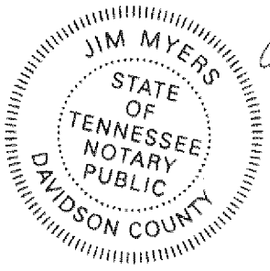
Valerie Petschulat

Valerie Petschulat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Petschulat and Valerie Petschulat, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2023.



Notary Public
My Commission expires: 11-6-2024

202301110002560

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 11 day of January, 2023.

K. Thomas Sidwell
Date: 1-11-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11 day of January, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

