Karen Johnson Davidson County
Batch# 961224 DEEDWARR
01/13/2023 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20230113-0003176

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37334-09-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Claire H. Jenkins Affiant Subscribed and sworn to before me this 13th day of January, 2023. Alice J. Stewart Notary Public My Commission Expires: 7/26/25

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner: Camel Corps General Partnership, a Tennessee general partnership 2124 Fairfax Avenue #210 Nashville, TN 37212	**Send Tax Bills To:** GO USA Funpark 2270 Armory Drive Murfreesboro, Tennessee 37129	**Tax Information:** Map and Parcel No.: 104 11 0F 210.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy E. Jones, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Camel Corps General Partnership, a Tennessee general partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2124 Fairfax Avenue #210, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 13th day of January, 2023.

Timothy E. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 13th day of January, 2023.

Notary Public

My Commission Expires:

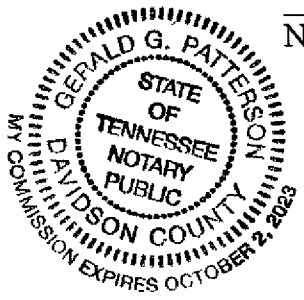


EXHIBIT "A"

Land in Davidson County, Tennessee, Being Unit No. 210 on the Plan of The Cloisters, of record in Book 6317, Page 735, which is Exhibit "C" to the Master Deed for the Cloisters Homeowners Association, of Record in Book 6317, Page 688 and amended in Book 6533, Page 580 said Register's Office.

Being the same property conveyed to Ann Tiley, unmarried, by Warranty Deed from Margaret T. Holt, married, of record in Instrument No. 20050425-0045361, in the Register's Office of Davidson County, Tennessee, dated April 06, 2005, and recorded on April 25, 2005. Ann Tiley, being one and the same as Barbara Ann Tiley, died intestate on January 7, 2022. The Estate of Barbara Ann Tiley was filed for administration in Case No. 22P-112, Probate Court for Davidson County, Tennessee. Margaret T. Holt and Edward H. Tiley are her sole heirs at law. Letters Administration were issued to Timothy E. Jones. By Quitclaim Deed dated December 3, 2022 of record in Instrument No. 20221220-0131200, Register's Office for Davidson County, Tennessee, Margaret T. Holt and Edward H. Tiley conveyed subject property to Timothy E. Jones.

This conveyance is made subject to:

1. 2023 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Hamilton Parks 10-28/160 acre tract, as recorded in Plat Book 161, Page 160, Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Cloisters Condominium of record in Book 6317, Page 688, as amended by instrument(s) of record in Book 6533, Page 580; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/13/23

GEORGE E. MUDTER, JR.
Dated 1/13/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/13/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

