Karen Johnson Davidson County
Batch# 964064 DEEDWARR
01/24/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,969.25
20230124-0005507

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 802,500.00.

Affiant

Subscribed and Sworn before me this 24th day of January, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Mary Margaret Cook 1805 6th Avenue North, Nashville, TN 37208	New Owner	081-08-0-220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin Jones and Tess Jones, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Margaret Cook and Paul Jackson, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the North portion of Lot No. 456 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot fronts 25 feet, more or less, on 6th Avenue North and extends back between parallel lines to an alley.

Being the same property conveyed to Benjamin Jones and Tess Jones, husband and wife, by Warranty Deed from Nicholas B. Dason and Alyssa E. Dason, husband and wife, dated March 21, 2018 and recorded March 23, 2018 of record in Instrument No. 20180323-0027561 in the Register's Office of Davidson County, Tennessee.

Benjamin Jones executes this instrument on behalf of Tess Jones pursuant to a Specific Power-of-Attorney dated December 30th *2022 and filed for record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.*

202301240005506

This is [✓] improved [ ] unimproved property known as 1805 6th Avenue North, Nashville, TN 37208 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 20th day of January , 2023.

Benjamin Jones

Tess Jones by Benjamin Jones, Attorney-IN-Fact
Tess Jones ~~by~~ Benjamin Jones, her ~~Attorney~~-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 20th day of January, 2023, before me, the undersigned, personally appeared Benjamin Jones individually, and Benjamin Jones as attorney in fact for Tess Jones by virtue of a Power of Attorney dated December 30th 2022, to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed and as the free act and deed of Tess Jones. Reference Power of Attorney of record in Instrument No. 202301240005506_ Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 20th day of January, 2023.

Notary Signature
My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 1/20/2023.

Affiant Signature

1/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/24/2023.

Notary Public

My Commission Expires: 5.2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON