BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 976050 DEEDWARR
03/02/2023 10:34:09 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230302-0014934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 624 Farrell Pkwy Trust U/A/D March 16, 2021	New Owner	
(NAME) 5508 California Avenue	(NAME) PO Box 40466	091-02-0-314.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERTA JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE 624 FARRELL PKWY TRUST U/A/D MARCH 16, 2021,** HEREINAFTER CALLED THE GRANTEES, 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 Lots Nos. 1417 and 1419, in Block 50, Plan No. 2 of West Nashville, recorded in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots front 25 feet each on the North side of California Avenue and extend back Northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter G. Gobbell, Jr. by Warranty Deed from Elizabeth Brown Leffew, Marjorie Brown Hogue, William C. Sensing, Joyce S. Graves and Brada S. Stevens, and Edwin D. Sensing of record in Book 6582, Page 628, Register's Office for Davidson County, Tennessee, dated June 05, 1985 and recorded on June 14, 1985.

Being the same property conveyed to Norman R. Jones and Wife, Roberta Jones by Installment Deed from Walter G. Gobbel, Jr of record in Book 7541, Page 12, Register's Office for Davidson County, Tennessee, dated May 10, 1988 and recorded on May 11, 1988. Said Norman R. Jones died July 6, 2022 vesting Roberta Jones as the surviving tenant.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5508 California Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 1st day of March, 2023

Roberta Jones

ROBERTA JONES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 1st day of March, 2023.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON