Karen Johnson Davidson County
Batch# 976164 DEEDWARR
03/02/2023 02:10:14 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20230302-0015089

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: GARY M. JONES and SHARON C. JONES (the "GRANTORS")

TO: MUJEB BERU (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Mujeb Beru 1656 Antioch Pike Nashville, TN 37013	SAME	Map 148-07-0 Parcel 178.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One and No/100's Dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Gary M. Jones and Sharon C. Jones, have bargained and sold, and by these presents do transfer and convey unto Mujeb Beru, his heirs, successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 7 "Amended and Final Section Two, Antioch Commercial P.U.D." of record in Plat Book 6250, Page 245, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Gary M. Jones and wife, Sharon C. Jones by deed of record in Book 8735, Page 615, register's office for Davidson County, Tennessee.
>
> This is improved property, known as 1656 Antioch Pike, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mujeb Berfu, his heirs, successors and assigns, forever.

And they do covenant with the said Mujeb Beru that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the following:

(a) Taxes for the year 2023 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee.
(b) Matters shown on the Plan of record in Plat Book 6250, Page 245, Register's Office for Davidson County, Tennessee.
(c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Deed Book 3404, page 519, Deed Book 3615, page 194, Book 4505, page 690, Book 5211, page 369, Book 6450, page 100, Book 8735, page 308, and Book 9340, page 95, said Register's Office.
(d) Rights of parties in possession not shown in the public record.
(f) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And they do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Mujeb Beru, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2 day of March, 2023.

Gary M. Jones

Sharon C. Jones

Sharon C. Jones

STATE OF TENNESSEE)
COUTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Gary M. Jones, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2023.

NOTARY PUBLIC

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 11.2.26

STATE OF TENNESSEE)
COUTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Sharon C. Jones, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2023.

NOTARY PUBLIC

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 11.2.26

STATE OF TENNESSEE)
COUTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of ~~March~~ February, 2023.

NOTARY PUBLIC

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

My Commission Expires: _____