Karen Johnson Davidson County
Batch# 1006942 DEEDWARR
05/24/2023 10:25 15 AM 2 pgs
Fees $13 00 Taxes $1,517 00
20230524-0039045

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Johnny Ray Jones, Jr
6005 Firelight Trail
Antioch, Tennessee 37013

SEND TAX BILL TO:
All Western Mortgage, Inc
8345 W Sunset Road
Las Vegas, Nevada 89113

MAP 176
GROUP 05 0B
PARCEL 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Southeastern Investments IV LLC., a Tennessee Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Johnny Ray Jones, Jr and Vean Ahmed Abdullah, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 168 on the Plan of Hickory Woods Estates, Section "C", of record in Plat Book 6900, page 885, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from LLG Trustee TN, LLC, as Substitute Trustee for Joe M. Kirsch or Denise Griffin, Trustee, dated July 20, 2022 and filed of record July 26, 2022 in Instrument No. 20220726-0085372, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Hickory Woods Estates, of record in in Plat Book 6900, Page 885, said Register's Office
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7823, Page 857 and corrected in Book 7857, Page 94, said Register's Office.
4. By-Laws contained in instrument of record in Book 7932, Page 648, said Register's Office
5. Matters shown on the Boundary Plat for Hickory Woods Estates, Section C, of record in Book 6900, Page 884, said Register's Office
6. Easement granted to Tennessee Valley Authority of record in Minute Book 86, Page 429, Chancery Court of Nashville, Davidson County, Tennessee
7. Right-of-Way Easement to Nashville Gas Company, of record in Book 5897, Page 209, said Register's Office
8. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4435, Page 20, Book 6952, Page 830, Book 7145, Pages 614 and 618, said Register's Office
9. Ingress/Egress Easement of record in Book 4725, Page 961, said Register's Office
10. Assignment of Sewer Taps of record in Book 6008, Page 756 and Book 5935, Pages 707 through 719, said Register's Office
11. Right of Grantor to access water, sewer and gas utilities reserved in Deed Book of 7224, Page 542, said Register's Office
12. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewage Services, of record in Book 8169, Pages 564 and 568, said Register's Office

13 Unrecorded sewer easement to the City of LaVergne, dated April 12, 1983 as shown on that certain Boundary Survey of hickory Woods Estates, dated January 4, 1995, by Crawford Land Surveyors, P C , William C Cockrill, Registration No 1401

14 Rights of Radnor Water Works and/or Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services, by reason of an easement described in that certain Warranty Deed of record in Book 7224, Page 642, said Register's Office

15 Any adverse claim based upon the assertion that (i) said land or any part thereof is now or at any time has been below the ordinary high water mark of Hurricane Creek, (ii) some portion of said land has been created by artificial means or has accreted to such portion so created, and/or (iii) some portion of said land has been brought within the boundaries thereof by an avulsive movement of hurricane Creek, or has been formed by accretion to any such portion

16 Subject to rights of third parties in and to a family burial plot and ingress and egress thereto as shown on that certain Boundary Survey of Hickory Woods Estates, dated January 4, 1995, by Crawford Land Surveyors, P C , William C Cockrill, Registration No 1401

17 Subject to Option for Transmission Line Easement granted Tennessee Valley Authority dated May 22, 1989, exercised July 24, 1989 and to be recorded, as evidenced by that certain Grant of Transmission Line Easement (TVA Tract No GMAC-1) executed by T & T Partners I to the United States of America, dated March 7, 1995, and as shown on that certain Boundary Survey of Hickory Woods Estates, dated January 4, 1995, by Crwford Land Surveyors, P C , William C Cockrill, Registration No 1401

18 Subject to all matters shown on said Boundary Survey of Hickory Woods Estates, dated January 4, 1995, by Crawford Land Surveyors, P C , William C Cockrill, Registration No 1401

19 Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as 6005 Firelight Trail, Antioch, Tennessee 37013. Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Johnny Ray Jones, Jr and Vean Ahmed Abdullah, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out, and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 23rd day of May 2023.

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member

WITNESS my hand and official seal at office this 23rd day of May 2023

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $410,000 00

AFFIANT

Subscribed and sworn to before me on this 23rd day of May 2023

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY