Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1006952 DEEDWARR
05/24/2023 10:44 15 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20230524-0039059

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc , 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jacob Alexander McKay	New Owner	095140049 00
(NAME)	(NAME)	
2147 Sanborn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Eric A Jones and Christin L Jones, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacob Alexander McKay and Amanda Nicole Cleary, husband and wife, 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

Being Lot No 45 on the Plan of Elm Hill Acres, Section I, of record in Book 2331, page 67, Register's Office for said County

Said Lot 45 fronts 100 feet on the west side of Sanborn Drive and runs back 170 feet on the north line and 135 feet on the south line, to a dead line in the rear on which it measures 105 9 feet

Being the same property conveyed to Eric A Jones and Christin L Jones, husband and wife, from Pamela Jones by Deed dated May 30, 2017 and as of record in Instrument No 20170614-0059546, said Register's Office

Subject to any and all easements and minimum building setback lines of record

Subject to any and all matters and notes on plat of record in Plat Book 2331, Page 67, Register's Office, Davidson County, Tennessee

unimproved ☐

This is improved ☐ property, known as 2147 Sanborn Drive, Nashville, TN 37210
(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 our hands this 23rd day of May, 2023

Eric A Jones

Christin L Jones

STATE OF TENNESSEE

COUNTY OF Robertson

On this 23rd day of May, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric A. Jones and Christin L. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

WITNESS my hand and Notary Seal at office the day and year above written

My Commission Expires
5.20.25

Notary Public, ~~Frankie Matthews~~

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON