Karen Johnson Davidson County
Batch# 1011641 DEEDWARR
06/06/2023 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230606-0042710

WARRANTY DEED

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

File No.: COM-23-314-316

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Akrem Hasan	NEW BUYER	096 09 0 055.00 096 09 0 056.00
(NAME) 316 Donelson Pike Nashville, TN 37214	(NAME) (SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DAVID W. JONES AND WIFE, TAMMY L. JONES**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AKREM HASAN, MARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract I: (Map/Parcel 096-09-0-055.00)

Land in the 3rd Civil District of Davidson County, Tennessee, beginning at a point on the westerly margin of Donelson Pike, being the southeast corner of the herein described lot; thence with the westerly margin of Donelson Pike North 40 degrees 11 minutes East 80 feet to a point; thence North 85 degrees 29 minutes West 644.7 feet to a point, being 250 feet from a concrete monument on the east side of Seneca Drive; thence South 12 degrees 43 minutes East 84.2 feet to a point; thence South 85 degrees 29 minutes East 620.4 feet to the point of beginning.

INCLUDED in the above legal description but EXPRESSLY EXCLUDED from this conveyance is that property more particularly described in a conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4186, page 368, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David W. Jones and wife, Tammy L. Jones, by Warranty Deed of record in Instrument Number 20110629-0049668, Register's Office for Davidson County, Tennessee.

Tract II: (Map/Parcel 096-09-0-056.00)

Being the southerly 90 feet of Lot No. 3 and the northerly 10 feet of Lot No. 4, in the Donelson Annex Subdivision, which plan is of record in Book 547, Page 196. Registers Office of Davidson County, Tennessee, according to survey made by John Wilkes, Civil Engineer, November 27 1928.

Said parts of Lots No. 3 and 4 in said subdivision front together one hundred feet on Polk Avenue and run in a westerly direction between parallel lines with the southerly line of Joe Walding's land to the westerly line of said plan of lots.

INCLUDED in the above legal description but EXPRESSLY EXCLUDED from this conveyance is that property more particularly described in a conveyance to George C. Haynes, Jr., and wife Frances Smith Haynes of record in Book 2152, page 334, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David W. Jones and wife, Tammy L. Jones by Warranty Deed from Phronie E. Moore, a widow, of record in Instrument Number 20040728-0090133 and as affected by Scrivener's Affidavit of Correction of record in Instrument Number 20180723-0071774, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 314 Donelson Pike, Nashville, TN 37214 and 316 Donelson Pike, Nashville, TN 37214
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of June, 2023.

David W. Jones

Tammy L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2023, before me personally appeared David W. Jones and Tammy L. Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023