Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-1506A

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $698,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

File No.: RES-23-1506A

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
John E. Kavanagh, III	SAME	073 13 0Z 001.00 CO
(NAME)	(NAME)	
1506-A Rosebank Avenue Nashville, TN 37206	,	
(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, **CRYSTAL HILL JONES, AN UNMARRIED PERSON, AND MELANIE MEADOWS, AN UNMARRIED PERSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN E. KAVANAGH, III**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Protective Covenants Conditions and Restrictions for 1506 Rosebank Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210416-0050818, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Further being part of the same property conveyed to Crystal Hill Jones from Eddie C. Jones, as surviving tenant by the entirety, by Quitclaim Deed dated May 25, 1994, recorded May 26, 1994, in Book 9357, Page 535, in the Register's Office of Davidson County, Tennessee.

Subsequently being part of the same property conveyed to Crystal Hill Jones and Melanie Meadows, both unmarried as Joint Tenants with the Right of Survivorship, from Crystal Hill Jones, by Quitclaim Deed dated November 9, 2004, recorded November 12, 2004, in Instrument No. 20041112-0136293, in the Register's Office of 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 1506-A Rosebank Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (Postal Zip)

Karen Johnson Davidson County
Batch# 1028487 DEEDWARR
07/20/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,582.60
20230720-0055761

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 19th day of July, 2023.

Crystal Hill Jones

Melanie Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2023, before me personally appeared Crystal Hill Jones and Melanie Meadows, 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 19th day of July, 2023.

Carol M Holmes
Notary Signature
My commission expires: 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rooker, 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 July 19, 2023.

Tiffany Rooker
Affiant Signature

7/19/23
Date

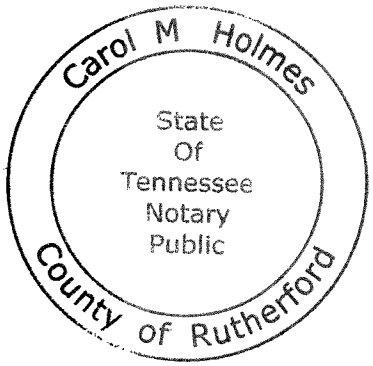
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of July, 2023.

Carol M Holmes
Notary's Signature

My Commission Expires: 2/19/24

Notary's Seal



File No. RES-23-1506A