THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1038330 DEEDWARR
08/15/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230815-0063435

File Number: 2023-07-577
Parcel ID: 187 00 0 007.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Armando Alvarado 7052 North Lake Drive Brentwood, TN 37027	New Owner	Map/Parcel 187 00 0 007.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason D. Jones and MyRanda C. Jones, a married couple** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Armando Alvarado**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 6508 Burkitt Road SE, Antioch, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain parcel of land in the 6th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on geodetic North by G.P.S observations, dated 04-01-2019.

Beginning at an iron pin set on the North right of way of Burkitt road said pin lies 25' North of centerline and also being the Southeast corner of the Thomas McClanahan property as recorded in Instrument # 20021227-0159467; Thence, leaving said right of way and with the East line of McClanahan North 09° 47' 03" East, a distance of 790.68' to an iron pin set; thence, severing the Bonds property as recorded in Deed Book 1148, Page 141 and Deed Book 5031, Page 935 the following (2) calls: South 83° 32' 32" East, a distance of 769.91' to an iron pin set; thence, South 00° 31' 26" West, a distance of 777.61' to an iron pin set on the North right of way of Burkitt Road said iron pin lying 25' North of centerline; Thence, with said right of way the following (5) calls: North 89° 28' 34" West, a distance of 400.00'; thence, North 89° 28' 34" West, a distance of 13.79'; thence North 88° 38' 00" West, a distance of 90.42'; thence, North 88° 38' 00" West, a distance of 34.54' to the point of curvature of a non-tangent curve, concave to the North, having a radius of 780.47' a central angle of 26° 49' 45", and a chord of 362.13' bearing North 77° 31' 30" West; thence West along said curve, a distance of 365.46' to the Point of Beginning; said described tract containing 15.53 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RLS #1979 on 04-01-2019.

Being the same property conveyed to Jason D. Jones and wife, MyRanda C. Jones, by Warranty Deed from Claude H. Bonds, of record in Instrument No. 20200928-0111164, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 9th day of August, 2023.

Jason D. Jones

MyRanda C. Jones

STATE OF Texas
COUNTY OF Fort Bend

On this 7th day of August, 2023, before me personally appeared Jason D Jones and MyRanda C. 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 7th day of August, 2023.

Gina Nguyen
Notary Signature
My commission expires:

GINA T NGUYEN
Notary ID #132189415
My Commission Expires
September 26, 2023

AFFIDAVIT OF VALUE

STATE OF Texas
COUNTY OF Fort Bend

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7 day of August, 2023

Gina Nguyen
Notary Public
My commission expires: 9/26/2023

GINA T NGUYEN
Notary ID #132189415
My Commission Expires
September 26, 2023

Certificate of Authenticity

I, Holly Kay, 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 August 9, 2023.

Date

Holly Kay

Affiant Signature

August 15, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2023.

Notary's Signature

My Commission Expires: 05·21·2025

Date

Notary's Seal (if on paper)

