Karen Johnson Davidson County
Batch# 1046675 DEEDWARR
09/06/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230906-0069930

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of September, 2023.

NOTARY PUBLIC

My commission expires: 8-10-2027

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Mann Jones and Marcia Faune Jones	Capstar Bank	142-09-0D-065.00 CO
(NAME)	(NAME)	
1073 General Patton Road	106 Washington Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Athens, TN 37303	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **William Taylor Allen and Cayce Allen, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **David Mann Jones and Marcia Faune Jones, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1073 together with the Carport designated 1073-C of River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on the Plan of record in Plat Book 5200, Page 359 and 360, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete detail of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to WILLIAM TAYLOR ALLEN, AN UNMARRIED MAN, by deed from TIFFANY ROE LEEK, of record as Instrument No. 20191011-0104556, dated October 8, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 1073 General Patton Road, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of September, 2023.

William Taylor Allen

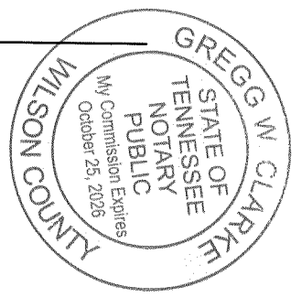
Cayce Allen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Taylor Allen and Cayce Allen, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of September, 2023.

Notary Public
My Commission Expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of September, 2023.

Affiant Signature
Date 9-5-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON