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

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 1061133 DEEDWARR
10/17/2023 10 07 41 AM 2 pgs
Fees $13.00 Taxes $1,713 10

20231017-0081349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$463,000.00**

Subscribed and sworn to before me this 16 day of October, 2023.

Notary Public **Affiant**
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Russell J. Rhew & Sharon D. Rhew, Trustees of the Russell and Sharon Rhew Living Trust **1026B Horseshoe Drive** **Nashville, TN 37216**	Same as New Owner	**061-10-0-183.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10 00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Eli I. Jones and Megan C. Jones, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Russell J. Rhew and Sharon D. Rhew, Trustees of the Russell and Sharon Rhew Living Trust dated December 17, 2020**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 15 on the Plat of Locust Grove Estates, of record in Plat Book 3106, Page 83, in the Register's Office for Davidson County, Tennessee, which is a resubdivision of Lot Nos. 14 and 15 on the Plan of Locust Grove Estates, of record in Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, which reference is made for a more complete description.

Being the same property conveyed to Eli I. Jones and Megan C. Jones, husband and wife by Warranty deed from Herndon Crouch of record in Instrument No. 20130626-0065562 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 26, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved property known as: 1026B Horseshoe Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 8 day of October, 2023.

Eli I. Jones

Megan C. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Eli I. Jones and Megan C. Jones,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Goodlettsville, Tennessee this the 8 day of October, 2023

My Commission Expires 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026