BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067026 DEEDWARR
11/01/2023 10:37:10 AM 2 pgs
Fees $13.00 Taxes. $999 00

20231101-0085395

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES 4/22/2025 (AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tier One Construction, LLC, a Tennessse limited liability company	Tier One Construction, LLC, a Tennessse limited liability company	049-00-0-212 00
(NAME) 6233 Del Sol Drive	(NAME) 6233 Del Sol Drive	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 S Jones and Lisa C Jones, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tier One Construction, LLC, a Tennessse limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Land in Davidson County, Tennessee, being Lot No 9 on the Map of Greens Lane Gardens Homes Subdivision, a development by Allen Murphy, described according to a copy of a survey thereof made by Pete Meyer, Surveyor, as follows:

Beginning at a point in the south margin of Greens Lane, at the common corner of Lots 8 and 9, said point being 2433 5 feet west of the center line of Ewing Road, as measured along the south margin of Greens Lane, thence with the line between said two lots, South 12 deg 15' East 799 5 feet, thence South 77 deg 40' West 100 feet to the corner of Lots 9 and 10; thence with the line between said lots North 12 deg 15' West 799 5 feet to the South margin of Greens Lane, thence with the margin of the same North 77 deg 40' East 100 feet to the point of beginning

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following described parcel conveyed to the State of Tennessee by Warranty Deed of record in Book 7046, page 739, in the Register's Office for Davidson County, Tennessee

Beginning at the point of intersection of the north boundary of the Memphis Corporation property and the east boundary of the Mrs. Audrey McCullough property; thence with the said east boundary north 08 degrees 08 minutes 32 seconds west 78 50 feet; thence north 84 degrees 53 minutes 01 seconds east 100 14 feet to a point in the west boundary of the Ronald E Hunt, etux property, thence with said west boundary south 08 degrees 08 minutes 32 seconds east 72 75 feet to a point in the Memphis Corporation north boundary; thence with said north boundary south 81 degrees 35 minutes 31 seconds west 100 00 feet to the point of beginning and containing 0 174 acres more or less

Being the same property conveyed to David S Jones and wife, Lisa C Jones by Warranty Deed from Jerry Lanham and wife, Pamela Lanham, dated 9/13/2002, of record in Instrument 20021009-0123616, as corrected by Correction Warranty Deed of record in Instrument 20050929-0117049, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐ ~~This is improved~~ ☒

537 Green Lane, Whites Creek, TN 37189

(House Number) (Street) (P O Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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

Effective the 16 day of October, 2023.

David S Jones

Lisa C Jones

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S Jones and Lisa C Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 16 day of October, 2023

Notary Public
My Commission Expires: 8/24/27

DAKOTAH HARVEY · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148