WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B. FATTA NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

MJ-Z-23-4401

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paula F. Jones and John T. Jones	**NEW OWNER**	
(NAME)	(NAME)	**040-00-0-185.00**
2701 Morgan Rd		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 consideration, the receipt of which is hereby acknowledged, **LINDA THOMPSON JARRETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAULA F. JONES AND JOHN T. JONES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Plan of Judy Creek Subdivision of record in Plat Book 7900, Page 676, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gary B. Thompson by Quitclaim deed from William H. Thompson of record in Book 9341, page 607, Register's Office for Davidson County, Tennessee, dated March 9, 1994 and recorded on May 11, 1994.

Being a portion of the same property conveyed to Gary B. Thompson by Quitclaim deed from Linda Thompson Jarrett of record in Book 9341, page 609, Register's Office for Davidson County, Tennessee, dated March 9, 1994 and recorded on May 11, 1994.

Being the same property conveyed to Linda Thompson Jarrett, a one-half undivided interest by Quitclaim deed from Gary B. Thompson of record in Book 9341, page 611, Register's Office for Davidson County, Tennessee, dated March 9, 1994 and recorded on May 11, 1994.

Gary Bracey Thompson died June 21, 2012, his estate being administered, for Muniment of Title Only, in Davidson County Probate Court, Docket No. 16P1138 with copy of Order being recorded in Instrument No. 20160816-0085510, in the Register's Office for Davidson County, Tennessee. Last Will and Testament of Gary Bracey Thompson devised his interest in subject property to his sister, Linda Jarret, copy of said Will being recorded in Instrument No. 20130304-0021441 and Instrument No. 20160816-0085511, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 676 with Surveyor's Certificate of Correction in Book 9309, page 590, Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7614, Page 28, Book 7640, page 633, Book 8280, page 970 and Book 5141, page 753, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 10131, Page 958, in the Register's Office for Davidson County, Tennessee.
- Easement for telephone lines to Southern Bell Telephone and Telegraph Co. of record in Book 875, Page 12 and Book 756, page 542, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Tennessee Natural Gas Lines, Inc. of record in Book 1318, Page 643, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Davidson County Highway Department of record in Book 1853, Page 207, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8259, Page 192, Book 8259, page 195 and Book 8280-959, in the Register's Office for Davidson County, Tennessee.
- Grant of Underground Utility Easement of record in Book 8672, Page 172, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1077245 DEEDWARR
12/01/2023 03:01:19 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30
20231201-0092964

This is **improved** property known as: **4401 Whites Creek Pike, Whites Creek, Tennessee 37189-9128**.

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), 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 the 30th DAY OF NOVEMBER, 2023.

Linda Thompson Jarrett

Linda Thompson Jarrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of November, 2023.

Lindsay B Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212