Karen Johnson Davidson County
Batch # 1080074 DEEDWARR
12/08/2023 11:08:12 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20231208-0094913

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Caleb Lucas Jones and Meaghan Druffel Jones 7979 Sawyer Brown Road Nashville, TN 37221	Same as New Owner	128 14 0 102.00

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, **Jeremy Mulloy and Rebecca Mulloy, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Caleb Lucas Jones and Meaghan Druffel Jones, husband and wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 7979 Sawyer Brown Road, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section 1, Stacy Square, of record in Plat Book 3842, Page 134, 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 the same property conveyed to Jeremy Mulloy and Rebecca Mulloy, husband and wife, by Warranty Deed from Stojan Bilbija and Zlata Bilbija, husband and wife, of record in Instrument No. 20210601-0073009, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 01, 2021.

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

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 6th day of December, 2023.

Jeremy Mulloy

Rebecca Mulloy

STATE OF Ohio
COUNTY OF Cuyahoga

On this 5 day of December, 2023, before me personally appeared Jeremy Mulloy and Rebecca Mulloy, 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 5 day of December, 2023.

Notary Signature
My commission expires: may 26 2025

JANET DUNN-KOVACHIC
Notary Public, State of Ohio
My Comm. Expires May 26, 2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

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 $375,000.00, 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 6th day of December, 2023.

Notary Public
My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON