THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6880-WE

Karen Johnson Davidson County
Batch# 1092111 DEEDWARR
01/23/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $5,054.20
20240123-0003592

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,366,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January 2024.

Notary Public

MY COMMISSION EXPIRES: 03/07/2026

(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Martin and Ivelisse Martin	**New Owners**	
926 Travelers Court		145-07-0-049.00
Nashville, TN 37220-1435		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Gregory Jones and Jordan Elizabeth Jones and The Christopher Jordan Jones Trust u/a/d 7/23/15**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Martin and Ivelisse O. Martin, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 10 on the Plan of Inns of Granny White of record in Book 6250, Page 460, revised in Book 6900, Page 125, 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 William Gary Jones and wife, Barbara Jordan Jones, by Warranty Deed from Granny White Partners, a joint venture of record in Book 6861, Page 367, Register's Office for Davidson County, Tennessee, dated April 28, 1986 and recorded on May 19, 1986.

Barbara Jordan Jones died on August 02, 1995, vesting William Gary Jones as the surviving tenant by the entirety.

William Gary Jones died, testate, on June 15, 2004, His estate was probated in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 04P1193. See also, Last Will and Testament of William Gary Jones, of record in Instrument No. 20150724-0072809, Register's Office for Davidson County, Tennessee.Pursuant to the Last Will and Testament of William Gary Jones, the real property conveyed herein was devised to William Gregory Jones, Jordan Elizabeth Jones, and Christoher Jordan Jones.

Being the same property wherein a one-third (1/3) undivided interest was conveyed to Christopher J. Jones, Trustee of the Christopher J. Jones Revocable Trust U/A dated July 23, 2015 by Quitclaim Deed from Christopher Jordan Jones, of record in Instrument No. 20150724-0072810, Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 24, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **926 Travelers Court, Nashville, TN 37220-1435** TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 12 **day of** January, **2024.**

William Gregory Jones

Jordan Elizabeth Jones

The Christopher Jordan Jones Trust u/a/d 7/23/15

By: William Gregory Jones, co-trustee
William Gregory Jones
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Gregory Jones**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of January, 2024.

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jordan Elizabeth Jones**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of January, 2024.

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Gregory Jones,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Co-Trustee** of the **The Christopher Jordan Jones Trust u/a/d 7/23/15**, the within named bargainor, and Trust,and that he as such Co-Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William Gregory Jones**, as such **Co-Trustee**.

Witness my hand and official seal this the 12 day of January, 2024.

My Commission expires 9-2-24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/12/24.

D. Shayne Adair

1/12/24
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 12 day of Jan, 2024.

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY