WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 2024.

Notary Public
COMMISSION EXPIRES: 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1092341 DEEDWARR
01/23/2024 10:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20240123-0003970

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Connie Long	Provindetn Funding	053-03-0C-002-00
(NAME) 1697 Golf Club Road	(NAME) POB 513738	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Los Angeles, CA 90051-3738	
(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, I, **Jones Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie Long, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit B, a Private Element, of 1609 Cleves Street, a Horizontal Property Regime established pursuant to T.C.A. §66-27-101, et. seq. by Master Deed of record in Instrument No. 20200904-0101091, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of record in Instrument No. 20201016-0120507 in said Register's Office, to which Master Deed and First Amendment reference is hereby made for a more particular description, said Unit being as depicted and described on the Plat and Plans being Exhibit C to said First Amendment, as same may have been or be supplemented or amended from time to time, to which Master Deed, First Amendment, and their Exhibits, and any supplements or amendments thereto reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to Common Elements and Limited Common Elements as described by the Master Deed as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.

Being the same property conveyed to Jones construction, LLC, a Tennessee limited liability company by Quitclaim Deed from APG Rentals, LLC, a Missouri limited liability company of record in Instrument No. 20210310-0031768, dated 03/04/2021 and recorded 03/10/2021, Register's Office Davidson County, Tennessee.

Being a part of the same property conveyed to APG Rentals, LLC, a Missouri limited liability company, by Warranty deed from David W. Gamble, Jr., and Erica A. Gamble, of record in Instrument No. 04/13/2020, and recorded 04/15/2020, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1697 Golf Club Road (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (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 GRANTEES, their heirs. successors 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, successors 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 hand this 19 day of January, 2024.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, Designated Agent
S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jones Construction, LLC, 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 as its free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19 day of January, 2024.

Notary Public
Commission Expires: 3.3.2026

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the **19** day of **January**, 20**24**.

Anthony N. Greco, Affiant — **01/19/2024** Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this **19** day of **January**, **2024**

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027