Karen Johnson
Batch # 1093879
01/25/2024 08:56:20 AM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20240125-0004941

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00.

Melissa Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of January, 2024.

Stephanie Woodall
NOTARY PUBLIC

My commission expires:

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SH-23-3000-14

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zamyrah Lexi Cruz	Same as New Owner	117-03-0A-014.00 CO
(NAME)	(NAME)	
3000 Hillsboro Pike, Unit 14		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Eli Jones and Vivian Jones, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Zamyrah Lexi Cruz , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Versailles Apartments, Condominium Apartments, of record in Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes, a horizontal property regime established by Master deed of record in Book 5168, page 944, said Register's Office.

Being the same property conveyed to ELI JONES, AN UNMARRIED MAN, by deed from HEATHER NICOLE HANNAHAN N/K/A HEATHER HANNAHAN HOLLAND, MARRIED, of record as Instrument No. 20190621-0059940, dated June 14, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 3000 Hillsboro Pike, Unit 14, Nashville, TN 37215.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of January, 2024.

Eli Jones

Vivian Jones

STATE OF TENNESSEE
COUNTY OF WILSON

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

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

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY