WARRANTY DEED

Karen Johnson Davidson County
Batch# 1104234 DEEDWARR
02/23/2024 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.23
20240223-0012551

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,900.00

Deaundrea Lee Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: September 19, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deaundrea Lee Walker	United Wholesale Mortgage, LLC	081-03-0-321.00
(NAME)	(NAME)	
2403 14th Ave N	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Pontiac, MI 48341	
(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 considerations, the receipt of which is hereby acknowledged, **I Antonio Jones, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Deaundrea Lee Walker, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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. 7 on the Plan of Riverview Gardens, as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee, reference to herein made for a more complete description of the property.

Being the same property conveyed to Dudley W. Jones et ux Mattie E. Jones by Deed from Herbert R. Rich, Trustee, dated 12/04/1964, of record in Book 3840, Page 618, Register's Office for Davidson County, Tennessee.

The said Dudley W. Jones died on 01/05/2012, leaving the said Mattie E. Jones the sole surviving tenant by the entirety.

The said Mattie E. Jones died intestate on 01/05/2012, leaving the said Rose Robinson, Priscilla Miller, Debra Vannoy, Antonio Jones and Dudley Jones, Jr. as his/her sole heirs at law as evidenced in Affidavit of Heirship being recorded in Instrument No. 20120322-0024612.

Being the same property conveyed to Antonio Jones by Quitclaim Deed from Rose Robinson, Priscilla Miller, Debra Vannoy, Antonio Jones and Dudley Jones, Jr., dated 11/01/2020, of record in Instrument 20210726-0100140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2403 14th Ave N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 22nd day of February, 2024.

Antonio Jones

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antonio Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of February, 2024.

Notary Public:
My Commission Expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 2-22-24.

Kim Rogers
Affiant
Date: 2-22-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22 day of February, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY