This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1106217 DEEDWARR
02/29/2024 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.13
20240229-0013965

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONATHAN C JONES AND GABRIEL GRANGER, AS JOINT TENANTS,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH HOLLIS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT 205, CUMBERLAND TRACE, OF RECORD IN PLAT BOOK 5200, PAGE 724, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JONATHAN C JONES AND GABRIEL GRANGER, AS JOINT TENANTS, BY WARRANTY DEED FROM NANCY SATTERFIELD, AN UNMARRIED WOMAN, DATED NOVEMBER 29, 2023, OF RECORD IN INSTRUMENT NO 20231130-0092508, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTORS OR ANY MEMBER OF THEIR IMMEDIATE FAMILY AS A PRIMARY RESIDENCE.

This is improved property known as 205 CUMBERLAND TRACE, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of February, 2024.

JONATHAN C JONES

GABRIEL GRANGER

STATE OF TN

COUNTY OF montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JONATHAN C JONES and GABRIEL GRANGER**, the within named bargainors, 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 for the purposes therein contained.

Notary Public
My Commission Expires: 5/13/2025

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 304,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of February, 2024.

NOTARY PUBLIC
My commission expires 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address New Owner(s) as follows:
DEBORAH HOLLIS
205 Cumberland Trace
Nashville, TN 37214

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 073 16 0A 205.00CO

True Copy Certification

I, **Pam Autry,** 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 this the 26th day of February, 2024.

Affiant Signature

Date 2/26/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027