This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-2873-SL

Karen Johnson Davidson County
Batch# 1114358 DEEDWARR
03/22/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20240322-0020196

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $196,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Owen A. Jones and Zora Kathryn Jones 105 Monticello Road Franklin, TN 37064	United Wholesale Mortgage, LLC PO BOX 202028 Florence, SC 29502-2028	117 11 0B 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Allan P. Larson and Leila Larson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Owen A. Jones and Zora Kathryn Jones, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. F-15, Parcel No. 95, in a Horizontal Property Regime, which is located on the REVISED THE VILLAGER EAST CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 235, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Allan P. Larson and Leila Larson, husband and wife, by Warranty Deed from Esther Emmett f/k/a Esther Wright and Bradley Bowen Emmett, wife and husband, of record in Instrument No. 20180320-0026113, in the Register's Office of Davidson County, Tennessee, dated March 16, 2018 and recorded on March 20, 2018.

This is improved property located at: **3600 Hillsboro Pike, Apt F-15, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2024.

GRANTOR:

Allan P. Larson

Leila Larson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allan P. Larson and Leila Larson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202403220020196

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/21/24 (date of document).

Affiant Signature

3/21/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of March, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL