(1)

WARRANTY DEED

Karen Johnson
Batch # 1117170
04/02/2024 10:12:27 AM
Fees: $13.00 Taxes: $1,546.60

Davidson County
DEEDWARR
2 pgs

20240402-0022698

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 5-13-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grayson Downs	Rocket Mortgage, LLC	061-11-0-300.00
(NAME)	(NAME)	
1112A McAlpine Ave.	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Detroit, MI 48226-1906	
(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, **Jones-True, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grayson Downs and Larkyn Downs, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, to wit:

Being part of Lot "A" on Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described as follows:

Beginning in the center of McAlpine Avenue 113.1 feet west of the northwest corner of Lot No. 2; thence with the center of said Avenue, westwardly 50 feet; thence southwardly and parallel with the westerly line of said Lot No. 2, 388.5 feet to the southerly line of said subdivision; thence with said line, eastwardly 50 feet to a point 113.1 feet west of the southwest corner of said Lot No. 2; thence northwardly 388.5 feet to the beginning.

Being the same property conveyed to William True and wife, Alice D. True, by Warranty Deed from Mavis B. Moores, dated December 27, 1973, of record in Book 4667, page 892, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to William J. True, unmarried, by Quitclaim Deed from Alice G. True, dated September 18, 1986, of record in Book 6983, page 759, Register's Office for Davidson County, Tennessee. William J. True died testate and devised said property to Terry Lee True by Last Will and Testament in Case No 05P193 in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee, at Nashville, Probate Division, as of record in Instrument No. 20051220-0152590, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Jones - True, LLC, a Tennessee limited liability company, by Quitclaim Deed from Terry Lee True, married, joined by spouse, Barbara Jones-True, dated November 14, 2007, of record in Instrument No. 20071119-0134831, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1112 McAlpine Ave., Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 421, page 143; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 28th day of March, 2024.

Jones-True, LLC, a Tennessee limited liability company

By: The True Family Revocable Trust u/a/d
September 26, 2012, Member

Randall Carl Haynes, Jr. TTEE
Randall Carl Haynes, Jr., Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Carl Haynes, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The True Family Revocable Trust u/a/d September 26, 2012, a Member of Jones-True, LLC and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and official at Franklin, Tennessee, seal this 28th day of March, 2024.

Notary Public
My Commission Expires: _____

File No.: 38239

