WARRANTY DEED

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1119486 DEEDWARR
04/04/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240404-0024095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/11/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan L. Jones, Trustee of The Susan L. Jones Living Trust dated April 14, 2021, and any amendments thereto	Same Owner	142-07-0C-085.00
(NAME) 119 Newsom Green	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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/we **Celia A Yancey Trust dated March 31, 2022**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Susan L. Jones, Trustee of The Susan L. Jones Living Trust dated April 14, 2021, and any amendments thereto**, 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:

A Land in Davidson County, Tennessee, being Unit No. 85, as shown on the plan for Ashley Green, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7184, page 44 as corrected in Book 7467, page 279 and amended in Book 7482, page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Celia A. Yancey, a single woman by Warranty Deed from Betty R. Spencer, unmarried, dated 07/12/2013, of record in Instrument No. 20130717-0073875, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celia A. Yancey, Trustee of the Celia A. Yancey Trust dated March 31, 2022, by Special Warranty Deed to Trustee from Celia A. Yancey, a single woman, dated 03/31/2022, of record in Instrument No. 20220404-0038681, 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 ☒ 119 Newsom Green, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2244629
Warranty Deed TN

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 3rd day of April, 2024.

Celia A Yancey Trust

By: Celia A. Yancey
Celia A. Yancey, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Pubiic within and for the State and County, appeared Celia A Yancey, Trustee of the Celia A Yancey Trust dated March 31, 2022 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 3rd day of April, 2024.

Rachel Minton
Notary Public:

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 4/3/24.

Affiant Signature – Joshua A. Terry

4/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27