Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr #103
Murfreesboro, TN 37129
File No: BOR24110

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00 *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2024

Notary Public
My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
John C. Jones, III 239 John R. Rice Blvd #A Murfreesboro, TN 37129	Same	Map/parcel: 148 01 0 035.00

Karen Johnson
Batch # 1121194
04/10/2024 11:06:24 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240410-0025436

WARRANTY DEED

FOR AND IN 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, I/WE

John T. Dowd and wife, Lynda Sue Dowd

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Jones, III, a married man

HEREINAFTER CALLED THE GRANTEE(S), he 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 and being all of Lot No. 219, HILLBROOK, Section 2, as appearing of record in Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Said Lot fronts 74 feet on the north side of Lucky Drive and extends back 149.2 feet on the west line and 134.4 feet on the east line, to a dead line on which it measures 73.4 feet.

Being the same property conveyed to John T. Dowd and wife, Linda Sue Dowd by Warranty Deed from Randall Phillips Builders, Inc. dated 12/13/1961 and filed for record in Book 3314, Page 430, in the Register's Office for Davidson County, Tennessee.

This conveyance is also subject to Restrictive Covenants of record in Book 3277, Page 482; and all existing easements and all other matters shown on plat of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

This property is not subject to mandatory HOA Dues.

* taxes paid

E-RECORDED simplifile
ID: RB 2426 PG 1203
County: Rutherford
Date: 4-5-24 Time: 3:24 pm

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 210 Lucky Drive, Nashville, TN 37211

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), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of April, 2024.

John T. Dowd, by Karen Briggs, Attorney in fact
John T. Dowd by Karen Briggs, Attorney In-Fact

Lynda Sue Dowd by Karen Briggs, Attorney in fact
Lynda Sue Dowd by Karen Brigg - Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 5th day of April 2024, before me, the undersigned Notary Public for the State and County aforesaid, personally appeared Karen Briggs , with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of John T. Dowd and Lynda Sue Dowd and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number _____ *and Instrument Number _____ *Register's Office for Davidson County, Tennessee.

* Record BK. 24216, Pg 1191 * Record BK 24216, Page 1197

Witness my hand and official seal this 5th day of April, 2024.

Notary Public

My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD