Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1131942 DEEDWARR
05/07/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240507-0033650

39-B
File #24-1012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amplexus Properties, LLC, a Delaware limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Lynn Jones and Courtney Elaine Hyder, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 and the Easterly 57 feet of Lot No. 11 on the Map of Haysboro Estates, not of record, and described as follows:

Beginning at a point on the Southerly margin of the Haysboro Drive at the Northwest corner of the property conveyed to W. J. Dodson and wife, by Deed of record in Book of 808, Page 183, Register's Office for said County- thence with the South margin of said road Westerly 122 feet to a point which is 8 feet East of the corner of Lots Nos. 10 and 11; thence Southerly parallel to the line between said Lots, 202.2 feet to a point; thence Easterly 122 feet to Dodson's Line; thence with said line Northwardly 202.2 feet to the beginning.

Being the same property conveyed to Amplexus Properties, LLC by Warranty Deed from Patrick S. Foster, unmarried and Michelle E. Anderson, unmarried, of record in Instrument No. 20220214-0016664 Register's Office for Davidson County, Tennessee, dated February 8, 2022 and recorded on February 14, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1126 Haysboro Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Daniel Lynn Jones
1126 Haysboro Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
Daniel Lynn Jones
1126 Haysboro Ave.
Nashville, TN 37216

TAX MAP-PARCEL #:
061-04-0-111.00

WITNESS THE EXECUTION HEREOF this 6th day of May, 2024.

Amplexus Properties, LLC, a Delaware limited liability company

Jessica Hope Busbee, Trustee

By: Jessica Hope Busbee, Trustee of The Busbee Family Trust, dated April 19, 2013, as Sole Member

State of Tennessee
County of Davidson

On this 6th day of May, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jessica Hope Busbee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, The Busbee Family Trust, dated April 19, 2013, as Sole Member of Amplexus Properties, LLC, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of The Busbee Family Trust, dated April 19, 2013, as Sole Member of Amplexus Properties, LLC.

Notary Public

My Commission Expires: 3/3/26

DAVIDSON COUNTY, TN
ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Robertson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 790,000.00.**

Affiant

Sworn and subscribed before me on ~~this the~~ 6th day of May, 2024.

Patti Robitaille

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 May 6, 2024 (date of document).

Affiant Signature

Date: 05/07/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 7th day of May, 2024.

Gillian B. Kummer
Notary Public

My Commission Expires: September 23, 2026

