Karen Johnson Davidson County
Batch# 1135461 DEEDWARR
05/15/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,259.96
20240515-0036062

WARRANTY DEED

File No. AP-24-6605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John C. Miller, Jr and Sonya M. Miller	New owner	
(NAME)	(NAME)	
5904A Carl Place	1004 Calabria COURT	091-06-0Q-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	El Dorado Hills, CA 95762	
(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, I/we, **Garrett Lawrence Jones and Olivia Windsor Jones, formerly known as Olivia Anne Windsor, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Miller, Jr and Sonya M. Miller, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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, being Unit A, together with the appurtenant interest in the common elements of 5904 Carl Place Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20150708-0066217, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Garrett Lawrence Jones, an unmarried man, as to an undivided 50% interest, and Olivia Anne Windsor, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship by Warranty Deed from Joseph M. Conway, unmarried of record in Instrument No. 20190612-0056272 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 12, 2019.

This is property more commonly known as 5904A Carl Place, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 13 day of May, 2024.

Garrett Lawrence Jones

Olivia Windsor Jones

STATE OF ALABAMA
COUNTY OF Madison

On this 13 day of May, 2024, before me personally appeared Garrett Lawrence Jones and Olivia Windsor Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of May, 2024.

Notary Signature
My commission expires: 6-8-24

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 15, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

5/15/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025