THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1137439 DEEDWARR
05/21/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,837.05
20240521-0037583

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Polly Cheplick and Timothy James Cheplick 70 Bill Craig Rd Davenport, NY 13750	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Dr., Ste 6 White House, TN 37188	094-01-0-391.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Caleb Jones and Hannah Jones, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Polly Cheplick, an unmarried woman and Timothy James Cheplick, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Edgefield Land Co's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caleb Jones and Hannah Jones, husband and wife by deed from Jonathan Peter Westerholm, married of record in Instrument No. 20180417-0036065, filed on 04-17-018, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1502 Long Avenue, Nashville, TN 37206*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 16th **day of May, 2024**:

Caleb Jones

Hannah Jones

STATE OF ~~TENNESSEE~~ New York

COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caleb Jones** and **Hannah Jones,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of **May, 2024**.

Notary Public

My Commission Expires: 2/5/2028

TIFFANY A. REVEYOSO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01RE0020749
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 02/05/2028

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$~~502,600.00~~** 496,500.00 PC:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF **May**, **2024**:

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of May, 2024.

Affiant Signature
Date 5-17-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028