Karen Johnson Davidson County
Batch# 1139496 DEEDWARR
05/24/2024 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $2,671.40
20240524-0038951

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38099-03-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $722,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joshua D. Jones Ashley Nichole Jones 6104 Pennsylvania Avenue Nashville, TN 37209	**Send Tax Bills To:** West Alabama Bank & Trust 509 First Avenue West Reform, AL 35481	**Tax Information:** Map and Parcel No.: 09102011900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Gerard McGowan and Lauren Elizabeth McGowan, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Joshua D. Jones, unmarried and Ashley Nichole Jones, unmarried as joint tenants with right of survivorship** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6104 Pennsylvania Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 24th day of May, 2024.

Kevin Gerard McGowan

Lauren Elizabeth McGowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Gerard McGowan and Lauren Elizabeth McGowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2024.

Notary Public

My Commission Expires:

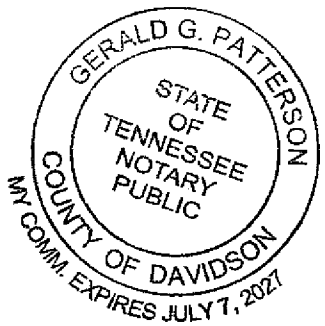


EXHIBIT "A"

Situate in Davidson County, Tennessee and being more particularly described as Lot 5 of Block 15 on the Plan of CHEROKEE PARK SUBDIVISION as shown by a map of record in Plat Book 161 at Page 75 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

Being the same property conveyed to Kevin Gerard McGowan and Lauren Elizabeth McGowan, husband and wife, by General Warranty Deed from Keith A. Bolton, an unmarried person, of record in Instrument No. 20180816-0081290, in the Register's Office of Davidson County, Tennessee, dated August 15, 2018 and recorded on August 16, 2018.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75.
4. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4655, Page 26.
5. Easement for Public Utility, recorded in Instrument No. 20160304-0020878.
6. Easement for Public Right of Way, recorded in Instrument No. 20170804-0079909.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/24/24 (date of document).

Affiant Signature

5/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY