THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547725** Karen Johnson Batch # 1143976 06/06/2024 11:11:18 AM Fees: $13.00 Taxes: $4,440.00 20240606-0042448 Davidson County DEEDWARR 2 pgs TRACEY PERRY NOTARY PUBLIC TENNESSEE OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2024. Notary Public My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner: The Tone Police, LLC Trust, dated May 20, 2024 1508 Rosebank Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073 13 0 068.00

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, **Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 04, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tone Police, LLC and R.L. Moore, as Trustees of the Tone Police, LLC Trust, dated May 20, 2024**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lots Nos. 35 to 38, inclusive of Block "A" and part of Lots Nos. 71, 72, 73, and 74, on the Map of DAVIS HEIGHTS, (a/k/a David Heights), as of record in Plan Book 843, page 104, Register's Office for Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Beginning at a point in the Westerly right-of-way line of Rosebank Avenue, said point being the Northeasterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, and being the Southeasterly corner of the herein described tract; thence leaving said right-of-way line with the Northerly line of Crystal H. Jones N 89 degrees 30' 00" W, 250.00 to a point: thence leaving said Northerly line with the Easterly line of Tract No. 2 of the Morrow Property N 02 degrees 49' 55" B, 100.00 feet to a point; thence leaving said Easterly line with the Southerly line of property conveyed to C. R. Johanson by deed of record in Book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degrees 30' 00" E, 250.00 feet to an iron rod, said rod being located in the Westerly right-of-way line of Rosebank Avenue: thence leaving said Southerly line with the Westerly right-of-way line of Rosebank Avenue S 02 degrees 49' 55" W, 100.00 feet to an iron rod and the point of beginning containing 24,979 square feet or 0.57 acre, more or less.

TRACT NO. 2:

Beginning at a point at the Northwesterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, said point being the Southeasterly corner of the herein described tract; thence with the Northerly line of property conveyed to Russell H. Johnson, Jr. by quitclaim deed of record in book 5274, page 469 Register's Office for Davidson County, Tennessee, N 89 degrees 30' 00" W, 72.88 feet to an iron pipe; thence leaving said Northerly line with the Easterly line of property conveyed to Jimmy E. Strain and Peggy R. Alexander by quitclaim deed of record in book 9465, page 606, Register's Office for Davidson County, Tennessee, N 01 degree 37' 10" E, 99.94 feet to a concrete monument; thence leaving said Easterly line with the Southerly line of property conveyed to C. R. Johanson by deed of record in book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degrees 30' 00" E, 75.00 feet to a point: thence leaving said Southerly line with the Westerly line

of Tract No. I of the aforementioned Morrow properly S 02 degrees 49' 55" W, 100.00 feet to the point of beginning containing 7388 square feet or 0.17 acre, more or less.

Being the same property conveyed to Jesse Lee Jones and wife, Rebecca L. Buchanan-Jones, by Warranty Deed from Randy S. Tobitt and wife, Misty N. Tobitt, of record in Instrument No. 20090421-0036249, in the Register's Office of Davidson County, Tennessee, dated April 15, 2009 and recorded on April 21, 2009. Also see Re-Recorded in Instrument No. 20090831-0081259, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jesse Lee Jones, by Quitclaim Deed from Rebecca L. Buchanan-Jones, of record in Instrument No. 20110912-0070481, in the Register's Office of Davidson County, Tennessee, dated August 11, 2011 and recorded on September 12, 2011.

Being the same property conveyed to Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 04, 2012, as amended and restated on January 20, 2017, and as amended from time to time, by Warranty Deed from Jesse Lee Jones, of record in Instrument No. 20170127-0009145, in the Register's Office of Davidson County, Tennessee, dated January 20, 2017 and recorded on January 27, 2017. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20210125-0010609, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVIS HEIGHTS, as recorded in Plat Book 843, Page(s) 104.

This is improved property located at 1508 Rosebank Avenue Nashville TN 37206

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 31st day of May, 2024.

The Jesse Lee Jones Revocable Trust dated September 04, 2012, as amended and restated on January 20, 2017, and as amended from time to time

Jesse Lee Jones, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse Lee Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Trustee of the Jesse Lee Jones Revocable Trust dated September 04, 2012, as amended and restated on January 20, 2017, and as amended from time to time, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of May, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026