Karen Johnson Davidson County
Batch# 1145209 DEEDWARR
06/10/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $9,194.50
20240610-0043339

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $2,485,000.00.

Affiant

File Number: TN-24-2004

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 10th day of June, 2024.

Notary Public
My Commission Expires: 3/8/28

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
David Simcox, Trustee of the Horse Blanket Trust U/A dated June 7, 2024	New Owner	159-02-0-038.00
1239 Carl Seyfert Memorial Drive		
Brentwood, TN 37027		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacob W. Jones and Katherine Jones, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Simcox, Trustee of the Horse Blanket Trust U/A dated June 7, 2024**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Galaxy Estates, of record in Plat Book 4175, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jacob W. Jones and Katherine Jones, Husband and Wife by Warranty Deed from Robert R. Page, III and Ann Ramey Page, Husband and Wife of record in Instrument No. 20211222-0169299 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 22, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1239 Carl Seyfert Memorial Drive, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 10th day of June, 2024.

Jacob W. Jones

Katherine Jones

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob W. Jones and Katherine Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 10th day of June, 2024.

Notary Public at Large
My Commission Expires: 6/22/26

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 6/10/24 (date of document).

Affiant Signature

6/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027