Karen Johnson Davidson County
Batch# 1149479 DEEDWARR
06/20/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20240620-0046447

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240647951

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $579,900.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2024.

Notary Public
My Commission Expires: 4/20 3/3/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cole Linebarger and Mary Helen Linebarger 5033 Dovecote Drive Nashville TN 37220	~~New Owner~~ Churchill Mortgage 1749 Mallory Lane # 100 Brentwood TN 37027	Tax Parcel ID No. 146 11 0 037.00

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, **Catherine Jones and Aaron Jones, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cole Linebarger and Mary Helen Linebarger, husband and wife**, ("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 Lot(s) 64, as shown on the map entitled the Plan of SECTION ONE, REVISED CRIEVE HALL ESTATES, of record in Plat Book 1835, Pages 122-124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aaron Jones and Catherine Jones, Husband and Wife, by Warranty Deed from Richard E. Thompson and Carrie T. Thompson, Husband and Wife, of record in Instrument No. 20180312-0023228, in the Register's Office of Davidson County, Tennessee, dated March 08, 2018 and recorded on March 12, 2018.

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 SECTION ONE, REVISED CRIEVE HALL ESTATES, as recorded in Plat Book 1835, Page(s) 122-124 revising Plat Book 1835, Pages 64-66.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 88 and Appointment of Building Committee recorded in Book 2396, Page 437.

This is improved property located at 5033 Dovecote Drive Nashville TN 37220

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 20th day of June, 2024.

Catherine Jones

Aaron Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Jones and Aaron Jones, 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.

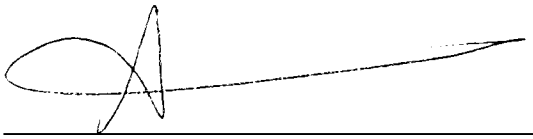
Witness my hand, at office, this 20th day of June, 2024.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-20-2024.



Affiant Signature — Date: 6-20-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-20-2024.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

