Karen Johnson Davidson County
Batch# 1153600 DEEDWARR
07/02/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20240702-0049697

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $403,000.00. Affiant Subscribed and sworn to before me, this the 20th day of June, 2024. Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob D. Jones	Community Mortgage, LLC	061-06-0-116.00
1504 Riverwood Dr.	12980 Metcalf Ave. #100	
Nashville, TN 37216	Overland Park, KS 66213	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAYMOND JOHN PASCHKET, ADMINISTRATOR, AND RACHEL PASCHKET AND HANNAH PASCHKET, HEIRS-AT-LAW OF THE ESTATE OF SANDRA PASCHKET**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB D. JONES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Saunwood of record in Plat Book 2083, Page 47, 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 Sandra Paschket, an unmarried woman by Warranty Deed from Joel N. Hartz and Michelle Ann Lanzen Hartz, husband and wife of record in Instrument No. 20191024-0109066 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 24, 2019 and Affidavit of Heirship in Instrument No. 20231113-0088178 and Instrument No. 20231113-0088179.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4217 Saunders Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of June, 2024.

Estate of Sandra Paschket

By: _____
Raymond John Paschket, Administrator

By: _____
Rachel Paschket, Heir-at-Law

By: _____
Hannah Paschket, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Raymond John Paschket, Administrator of Estate of Sandra Paschket and Rachel Paschket and Hannah Paschket, Heirs-at-Law of Estate of Sandra Paschket, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2024.

_____
Notary Public

My Commission Expires: 1-1-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 20, 2024**.

Affiant Signature

July 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25