RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-23528-24

Karen Johnson Davidson County
Batch# 1170279 DEEDWARR
08/15/2024 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20240815-0062506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August 2024

NOTARY PUBLIC

My commission expires: 9/2/2024

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: Res-24-813

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bright Future, LLC 2201 Murfreesboro Pike, Ste A222, Nashville, TN, 37217	Same address as new owner	164-01-0A-043.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTEEN THOUSAND AND 00/100 Dollars ($417,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RAPHAEL JONES, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIGHT FUTURE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennesseee, being Lot No. 32 on the Plan of Final Plat, Phase Two, Marhaden Pointe, a residential PUD Subdivision, of record in Instrument #20170324-0028913, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raphael Jones, a single man, from Calvin Avery Taylor and Cheryl Denise Taylor, husband and wife, by Warranty Deed dated and recorded October 30, 2020 in Instrument #20201030-0126878, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 813 Pin Oak Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Raphael Jones having since married, Melinda Jones joins in the execution of the Warranty Deed to convey any and all marital interest she may have to said property.

WITNESS MY/OUR HANDS, this 15th day of August, 2024

GRANTOR(S)

Raphael Jones

Melinda Jones

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Raphael Jones and Melinda 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 and seal, this the 15 day of Aug, 2024.

Notary Public

Jennifer L Pennell

Printed Notary Name

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

My commission expires: _____

Certificate of Authenticity

I, Hannah A. Kolb, 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 August 15, 2024.

Hannah A. Kolb
Affiant Signature

8/15/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15th day of August, 2024.

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6/24/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

File No. RES-24-813