Karen Johnson Davidson County
Batch# 1177958 DEEDWARR
09/04/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240904-0068112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Joana Arlacha Moreu Uribe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diamond Property Investments LLC	Diamond Property Investments LLC	075 08 0 242.00
(NAME)	(NAME)	
627 S James M Campbell Blvd #222	627 S James M Campbell Blvd #222	
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Timothy Alan Jones, and wife and Theresa Laurel Jones,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Diamond Property Investments LLC**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 564 on the plan of Section Ten, Tulip Grove, of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for more complete description of said lot.

Being the same property conveyed to Theresa A. Stinchfield and Kay E. Fisher, tenants in common, with rights of Survivorship by Warranty Deed from Mark Meadows and Scarlett Renee Meadows, husband and wife, dated 04/01/2016, of record in Instrument No. 20160408-0033956, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald R. Barrett, Jr. Trustee and further Conveyed to Laurel Jones and Timothy Alan Jones, both unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from Theresa A. Stinchfield (n/k/a Theresa Laurel Jones), dated 12/18/2018, of record in Instrument No. 20181231-0126349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Alan Jones and wife, Theresa Laurel Jones by Quitclaim Deed from Theresa Laurel Jones and Timothy Alan Jones, dated 11/21/2019, of record in Instrument No. 20191122-0121087, Register's Office for Davidson County, Tennessee.

The said Theresa Laurel Jones, also known as Theresa Laurel Jones, being one and the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 588 Tulip Grove Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 3rd day of September, 2024.

Timothy Alan Jones

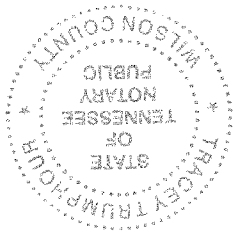
Theresa Laurel Jones

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Alan Jones and Theresa Laurel Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of September, 2024.

Notary Public:
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 September 3, 2024.

Affiant
Date: September 3, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of September, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY