Karen Johnson Davidson County Batch# 1188444 DEEDWARR 10/01/2024 02:51:30 PM 3 pgs Fees: $18.00 Taxes: $954.60 20241001-0076124	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $258,000.00 Affiant Subscribed and sworn to before me, this 1st day of October 2024. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 257 Paragon Mills Road Trust	**New Owner**	**13413010400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian Wesley Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 257 Paragon Mills Road Trust

HEREINAFTER CALLED THE GRANTEES, 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. 190, Plan of Kenilworth Estates, Section IV, of record in Book 330, Pages 34, 35, & 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brian Wesley Jones, by Executor's Deed from Brian Wesley Jones, Executor of the Last Will and Testament of Eddie Lewis Jones, dated January 21, 2023, of record in Instrument No. 20230307-0016115, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Brian Wesley Jones is one and the same person as Brian Jones.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 257 Paragon Mills Rd, Nashville, TN 37211.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs 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.

Brian Wesley Jones by
Marquita Johnson Attorney in Fact
_____ Date: 9/27/24

Brian Wesley Jones
By: Marquita Johnson
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marquita Johnson with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Brian Wesley Jones, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

Witness my hand, at office, this 27th day of September 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark D Leedom, 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 9/27/24.

Date

Affiant Signature

9/27/24

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of September, 20 24.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY