Karen Johnson
Batch # 1189507
10/03/2024 09:53:31 AM
Fees: $18.00 Taxes: $1,628.00
Davidson County
DEEDWARR
3 pgs
20241003-0076715

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 38330-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2024.

Notary Public
My Commission Expires: 3.20.28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Juliet Jones Terrence Jones 430 West Bend Drive Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Map and Parcel No.: 091 13 0 214.00

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, Alaire Beatrice Brown and Christian Jacob Brown, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Heather Juliet Jones and Terrence Jones, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 430 West Bend Drive, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 2nd day of October, 2024.

GRANTORS:

Alaire Beatrice Brown

Christian Jacob Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alaire Beatrice Brown and Christian Jacob Brown, 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 2nd day of October, 2024.

Notary Public
My Commission Expires:

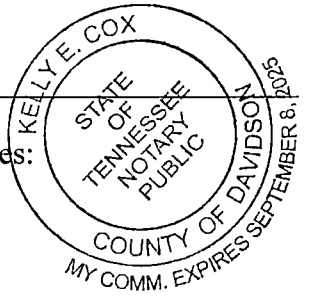


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 of BLOCK "L" on the Map of FIRST SECTION OF CROLYWOOD SUBDIVISION, as of record in Plat Book 1130, Page 65, Register's Office for said County.

Said Lot No. 7 fronts 60 feet on the East side of West Bend Road and runs back between lines, 134 feet on the North line and 135 feet on the South line to a dead line on which it measures 60 feet.

Being the same property conveyed to Alaire Beatrice Brown and Christian Jacob Brown, wife and husband, by Warranty Deed from Joshua Lee Akers, a single man, of record in Instrument No. 20200205-0013251, in the Register's Office of Davidson County, Tennessee, dated February 03, 2020 and recorded on February 05, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2024, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "L", FIRST SECTION OF CROLYWOOD SUBDIVISION, as recorded in Plat Book 1130, Page(s) 65.
5. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1358, Page 141 and 142.
6. Easement recorded in Book 3377, Page 117.