This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1200289 DEEDWARR
11/01/2024 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20241101-0084888

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAMIAN JONES, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, BEING LOT NO. 4, AS SHOWN ON THE MAP ENTITLED PLAT SHOWING SUGAR TREE SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 4 FRONTS 85 FEET ON THE WESTERLY SIDE OF CROSS CREEK ROAD AND RUNS BACK 139 FEET ON THE NORTHERLY LINE AND 236 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 128.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BRADLEY W. PENNINGTON AND WIFE, JOAN WILSON, DATED SEPTEMBER 14, 2023, RECORDED SEPTEMBER 20, 2023 OF RECORD IN INSTRUMENT NO. 20230920-0073807, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3909 CROSS CREEK RD, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 30TH day of OCTOBER 2024.

THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
STEVEN M. ERNST, AUTHORIZED MEMBER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared STEVE M. ERNST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member of THE ERNST GROUP LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 30TH day of OCTOBER 2024.

_____
Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $835,000.00

_____
Affiant

Subscribed and sworn to before me, this the 30TH day of OCTOBER 2024.

_____
NOTARY PUBLIC
My commission expires _____

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Address New Owner(s) as follows:
DAMIAN JONES
1044 Stanwall Dr
Addis LA 70710

Send Tax Bills To:
~~Same as above~~ US Bank 9380 Excelsior Blvd Hopkins MN 55343

Map and Parcel No(s).: 117 14 0/070.00

Certificate of Authenticity

I, Amanda Maynor, 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

October 30, 2024.

Date

Affiant Signature

October 31, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON