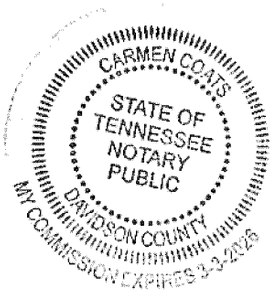
Karen Johnson Davidson County
Batch# 1220224 DEEDWARR
12/27/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20241227-0100183



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $492,000.00.
Jasmine Bond
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of December, 2024.
Carmen Coats
NOTARY PUBLIC
My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jasmine Bond (NAME)	UNITED COMMUNITY MTG SVCS INC (NAME)	015-13-0A-065.00 CO
805 Twin Falls Drive (ADDRESS)	125 HWY 515 E (ADDRESS)	
Joelton, TN 37080	BLAIRSVILLE, GA 30512	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jennifer Jones and Brandon Jones, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jasmine Bond, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65, as shown on the map entitled Final Plat, Falls Subdivision, of record as Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JENNIFER JONES AND BRANDON JONES, WIFE AND HUSBAND, by deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record as Instrument No. 20220217-0018367, dated February 15, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 805 Twin Falls Drive, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of December, 2024.

Jennifer Jones

Brandon Jones

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Jones and Brandon Jones, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2024.

Notary Public
My Commission Expires: 3/6/2029

KARI BROWN
Notary Public - State of Idaho
Commission Number 20231065
My Commission Expires Mar 6, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 19. 2024.

Affiant Signature

26th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412270100183