THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-8009-WE	COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2025. Notary Public MY COMMISSION EXPIRES: 9/19/28 (AFFIX SEAL)

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.S. Asset Management, LLC		
881 BISHOPSGATE RD	SAME AS NEW OWNER	081-11-0-267.00
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Boris Jones, a single person**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **M.S. Asset Management, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES ITS 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. 3 on the unrecorded resubdivision of Lots Nos. 370 and 371, on the Plan of McGavock, Wetmore and others, second Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, according to a survey made on the 7th day of June, 1950, by George W. Watkins, surveyor, and the said property is described as follows:

Said Lot No. 3 beginning on the southside of Wheeless Street at a point 61 feet from the southeast corner of the intersection of 17th Avenue North and Wheeless Street; thence running south parallel with 17th Avenue North, 90 feet to a dead line; thence east parallel with Wheeles Street 28 feet to a point; thence north and parallel with 17th Avenue North, 90 feet to a point in the southside of Wheeless Street; thence west with the southerly margin of Wheeless Street 28 feet to the point of beginning.

Being the same property conveyed to Boris Jones by Final Decree Confirming Sale from Cristi Scott, Clerk and Master, of record in Instrument No. 20110223-0014811 Register's Office for Davidson County, Tennessee, dated January 12, 2011 and recorded on February 11, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1607 Wheless Sreet, Nashville, TN 37208**

Karen Johnson Davidson County
Batch# 1223131 DEEDWARR
01/03/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20250103-0000723

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 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 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.

Witness our hands this the 31 day of December, 2024.

Boris Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Boris Jones**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of December 2024

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 31, 24 (date of document).

Jennifer Pennell

Jan 3, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

