WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1234762 DEEDWARR
02/06/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250206-0009050

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Building Lives Foundation, Inc.	New Owners	069-02-0-041.00
(NAME) 4342 Enchanted Circle	(NAME) 2000 Mallory Ln # 130-166	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Layton Jones, a single person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Building Lives Foundation, Inc.**, hereinafter called the GRANTEE(S), his/her/their 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. 79 on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, Page 27, as amended in Book 3964, Page 387, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rickey G. Jones, married man by Warranty Deed from Sherry R. Campbell and Thanita Y. Sweat, as joint tenants with right of survivorship, dated 08/31/2017, of record in Instrument No. 20170905-0091254, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, his successors and assigns further convey to Rickey G. Jones and Layton Jones as tenants in common with rights of survivorship by Quitclaim Deed from Rickey G. Jones, dated 08/15/2018, of record in Instrument No. 20180823-0083727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Layton Jones, a single person by Quitclaim Deed from Rickey G. Jones, a married man Who Erroneously acquired Title without Marital Status, Herein joined by his spouse Lou Velle Willis Jones and Layton Jones, a single person Who Erroneously Acquired Title without Marital Status, as tenants in common with rights of survivorship, dated 09/10/2020, of record in Instrument No. 20201030-0126934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4342 Enchanted Circle, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of February, 2025.

Layton Jones

State of Tennessee
County of ~~Williamson~~ DAVIDSON (LM)

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

Witness my hand and Official seal this 3rd day of February, 2025.

Notary Public: LUKE MARTIN
My Commission Expires: 07-03-2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Holly A Mason, 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 2/3/25.

Affiant Signature

2/3/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 3 day of February, 2025.

Notary's Signature

(Notary Seal)

CA S ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-25