WARRANTY DEED

Karen Johnson
Batch # 1236199
02/11/2025 10 00 43 AM
Fees $13 00 Taxes $1,841 68

20250211-0010215

Davidson County
DEEDWARR
2 pgs

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,750 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 1-30-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NO(S):
AE Smarthomes, LLC	AE Smarthomes, LLC	119-14-179 00
(NAME)	(NAME)	
918 Promise Way	918 Promise Way	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 20242165

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rebecca Lynn Jones and Sara Elizabeth Jones** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **AE Smarthomes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No 20 on the Plan of Tuggle Heights, of record in Plat Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Michael C Jones, unmarried, and Rebecca L. Campbell, unmarried, by Warranty Deed from Debra Downey Neeley and husband Joseph Draper Neeley, dated and filed of record in Book 7453, page 545, Register's Office for Davidson County, Tennessee.

Michael C Jones and Rebecca L. Campbell having since married

The said Michael C Jones having died on or about 07/20/2021, leaving the said Rebecca Lynn Jones the surviving tenant by the entirety and sole owner of said land Rebecca Lynn Jones, Administrator of the Estate of Michael Clint Jones conveyed said property to Rebecca Lynn Jones and Sara Elizabeth Jones, as joint tenants with right of survivorship by Administrator's Deed dated 07/13/2023 and filed of record in Instrument No 20230713-0053745, Register's Office for said County.

Rebecca L. Campbell, Rebecca L. Jones and Rebecca Lynn Jones are one and the same person

Michael C. Jones and Michael Clint Jones are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 2918 Tuggle Avenue, Nashville, TN 37211
(House No) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of February, 2025

Rebecca Lynn Jones

Rebecca Lynn Jones

Sara Elizabeth Jones

Sara Elizabeth Jones

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca Lynn Jones and Sara Elizabeth Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 10th of February, 2025

Notary Public
My Commission Expires: 4/26/26

