WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2025.

Notary Public
COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1245632 DEEDWARR
03/11/2025 08:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20250311-0018121

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Nicole Gibson Amber Marie Rodriguez	Old National Bank	053 03 0Q 002.00CO
(NAME) 1412 Dodson Street	(NAME) POB 3789	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Evansville, IN 47736-3789	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jones Construction, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Nicole Gibson and Amber Marie Rodriguez, spouses married to each other,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Residences at Debow & Dodson, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at Debow & Dodson, a Horizontal Property Regime, of record in Instrument Number 20240605-0041953, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to JONES CONSTRUCTION, LLC, by Warranty Deed from BARS HOOPER HOLDINGS, LLC, of record in Instrument No. 20240605-0041954, dated May 30, 2024, recorded June 05, 2024, Register's Office Davidson County, Tennessee. See Deed of Correction of record in Instrument No. 20250310-0017769, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bars Hooper Holdings, LLC, by Warranty Deed from Clifford Owens, Jr. and Kelly F. Owens, husband and wife and SCS Real Estate, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240605-0041952, dated May 31, 2024, recorded June 05, 2024, Register's Office Davidson County, Tennessee.

Being part of the same property conveyed to SCS Real Estate, LLC, a Tennessee Limited Liability Company, as to one-half (1/2) interest, by Quitclaim Deed from Steven Scott and wife, Connie 0. Scott, of record in Instrument No. 20230620-0046398, dated June 07, 2023, and recorded on June 20, 2023, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Clifford Owens. Jr. and wife. Kelly F. Owens and Steven Scott and wife. Connie O. Scott, by Deed from Sara R. Hayes, unmarried, of record in Book 10788, Page 848, dated February 06, 1998, recorded February 10, 1998, Register's Office of Davidson County, Tennessee. (Sara R. Phillips and Sara R. Hayes are one and the same person)

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1412 Dodson Street (House Number) (Street) | (P.O. Address) | Old Hickory, TN (City or Town) | 37138 (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. successors 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, successors 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 my hand this 10 day of March, 2025.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, DESIGNATED AGENT

S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally S. Nixon Pressley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Designated Agent of Jones Construction, LLC, the within named bargainor, a LLC, and that he as such Designated Agent executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said S. Nixon Pressley as such Designated Agent.

WITNESS my hand and seal this 10 day of March, 2025.

Kimberley C. Kindall

Notary Public

Commission Expires: 3.3.2026

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the 10th day of March, 2025.

Anthony N. Greco, Affiant — 03/10/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 10th day of March, 2025.

Ernest D. Bennett III

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027