RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-28149-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of Mar 2025 NOTARY PUBLIC My commission expires:
Karen Johnson Davidson County Batch# 1246401 DEEDWARR 03/14/2025 02:36:30 PM 5 pgs Fees: $28.00 Taxes: $1,202.50 20250314-0019090	

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Thomas Homes, LLC 9619 Deer Track Court Brentwood, TN 37027	Same address as new owner	072-11-0-482.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RHONDALYN LARRIEU, TEREAN GILNIKA ODOM, DARRYL M. JONES, ANGELA VARNADO, AND NATALIE JONES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRIS THOMAS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the Plan of Lee Subdivision, Section One, 1 of record in Book 5210, page 273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobbie D. Jones, a single person, from Johnson Construction Company by Warranty Deed dated 9/16/1980 and recorded 9/16/1980 in Book 5652, page 635, said Register's Office. Bobbie D. Jones died July 6, 2024, and had 5 children, Terean Odom, Rhondalyn Larrieu, Darryl Jones, Curtis Andre Jones and Varick Pierre Jones, as evidenced in Probate Case No. 24P1859 and Affidavit of Heirships of record Instrument No. 202503140019088____ and ___202503140019089_____, said Register's Office. The said Curtis Andre Jones predeceased Bobbie D. Jones on April 4, 1996, intestate, never married and no children, leaving Bobbie Jones, his mother, as his only heir of law, as evidenced by said Affidavits of Heirship said Register's Office. The said Varick Pierre Jones predeceased Bobbie D. Jones on March 3, 2014, intestate and never married, leaving Angela Varnado and Natalie Jones, his daughters as his only heirs at law, as evidenced by said Affidavits of Heirship, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 2911 Lee Davis Road, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 13th day of March, 2025

GRANTOR(S)

Rhondalynn Larrieu heir of Bobbie D Jones
Rhondalynn Larrieu, heir of Bobbie D. Jones

Terean Gilnika Odom heir of Bobbie D. Jones
Terean Gilnika Odom, heir of Bobbie D. Jones

Darryl Miguel Jones heir of
Darryl M. Jones, heir of Bobbie D. Jones
Bobbie D. Jones

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Rhondalyn Larrieu, Terean Gilnika Odom, Darryl M. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13TH day of MARCH, 2025.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

JAMESON B BALDWIN
Printed Notary Name

My commission expires: 9/19/28

Angela Varnado
Angel Varnado, heir of Bobbie D. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Angela Varnado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of March, 2025.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Natalie Jones, heir of Bobbie D. Jone
Natalie Jones, heir of Bobbie D. Jones

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, a Notary Public, Natalie Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of Mar, 2025.

SEAL
Christine M. Hendrickson
Notary Public, State of Indiana
Johnson County
Commission Number 703945
My Commission Expires
October 12, 2025

Notary Public

Christine M Hendrickson
Printed Notary Name

My commission expires: 10/12/25

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 March 13, 25 (date of document).

Jennifer L. Pennell

March 13, 25

Date

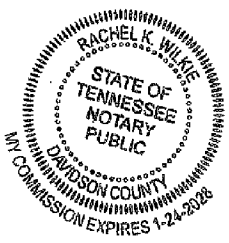
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 13, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal