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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Red Shoe Title, Inc.**<br>**625 S. Church St., Suite B**<br>**Murfreesboro, TN 37130**<br>**Ph.: 615-796-5478**<br>**Fax: 615-821-0717** | **STATE OF TENNESSEE )**<br>**COUNTY OF RUTHERFORD ) ss**<br><br>The actual consideration for this transfer is $264,000.00<br>Affiant<br><br>Subscribed and sworn to before me on this 10th day of April 2024.<br>Notary Public<br><br>My Commission Expires: 06/17/28 |

Karen Johnson Davidson County
Batch# 1259779 DEEDWARR
04/14/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20250414-0028124

JORDAN SELLERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# WARRANTY DEED

**ADDRESS OF NEW OWNERS:**
Hollis R Jones
411 Marwood Court
Nashville, TN 37210

**SEND TAX BILLS TO:**
New owner

**MAP PARCEL NO.**
106 04 0 003.00

**FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hazel R. Shockley by John R Toy, II and Addie Toy as Conservators**, (hereinafter "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Hollis R. Jones** (hereinafter "Grantee") their heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

**Lying and being in the County of Davidson, State of Tennessee, to-wit:**

**Being Lot Number 13 on the Plan of Parklawn Estates, of record in Plat Book 3106 at Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property as conveyed to Hazel R. Shockley by Deed from Secretary of Housing and Urban Development, dated 8/20/2001, recorded 8/29/2001, Instrument No. 20010829-0093882, in the Register of Deeds Office for Davidson County, Tennessee.**

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 411 Marwood Court, Nashville, TN, 37210.

The 2025 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10th day of April, 2025.

Hazel R. Shockley by John R. Toy, II as Conservator

**Hazel R. Shockley by John R. Toy, II as Conservator**

Hazel R. Shockley by Addie Toy as Conservator

**Hazel R. Shockley by Addie Toy as Conservator**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Toy, II as Conservator for Hazel R Shockley, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, this 10th day of April, 2025.

**NOTARY PUBLIC**

**My Commission Expires:** 06/17/28

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Addie Toy as Conservator for Hazel R. Shockley, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, this 10th day of April, 2025.

**NOTARY PUBLIC**

**My Commission Expires:** 06/17/28

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Christina M. Fojas, 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 April 10, 2025.

Date

Christina M. Fojas

Affiant Signature

4/11/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of April, 2025.

Jordan Sellers

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

