Karen Johnson Davidson County
Batch# 1260342 DEEDWARR
04/15/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250415-0028845

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250350333** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2025. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: TN Assets 1 LLC	Send Tax Bills To: **New Owner** **1011 16th Ave S** **Nashville, TN 37212**	Tax Information: Tax Parcel ID No. 134 01 0 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda L. Adams and Donald L. Jones as Heirs and Beneficiaries of the Estate of Juanita Faye Jones** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Assets 1 LLC, a limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 33 on the Plan of SECTION I, CURREYWOOD ACRES, as of record in Plat Book 2133, Page 109 and 110, Register's Office for Davidson County TN.

Said Lot No. 33 fronts 132 feet on the Easterly side of Vinson Drive, and extends back 339 feet on the Northerly line and 260 feet on the Southerly line, to a dead line in the rear on which it measures 153.5 feet.

Being the same property conveyed to Juanita Faye Jones, by Quitclaim Deed from Marshall E. Terry, of record in Book 9289, Page 844, in the Register's Office of Davidson County, Tennessee, dated March 10, 1994, and recorded on March 25, 1994.

The said Juanita Faye Jones died on April 01, 2024, intestate, devising subject property to Heirs at Law of Juanita Faye Jones.

Affidavit as to Heirs of record in Instrument Number 202504150028843 and 202504150028844. in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, CURREYWOOD ACRES, as recorded in Plat Book 2133, Page(s) 109 and 110. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2294, Page 506.

This is improved property located at 513 Vinson Dr Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2025.

Estate of Juanita Faye Jones

BY: _____
Rhonda L. Adams, Individually and as Heir

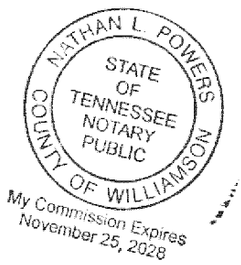
BY: _____
Donald L. Jones, Individually and as Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhonda L. Adams and Donald L. 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, at office, this 10th day of April, 2025.

_____
Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/11/2025 (date of document).

Affiant Signature

4/11/225
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

