WARRANTY DEED

Karen Johnson
Batch # 1273655
05/15/2025 02 12 09 PM
Fees $13 00 Taxes $8,302 80

Davidson County
DEEDWARR
2 pgs

20250515-0038433

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,244,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 13th day of May, 2025.

Notary Public

(Affix Seal)
My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steven Jude Mason, Jr. and Laura Carpenter Mason Community Property Trust 22 Middleton Park Lane Nashville, TN 37215	Republic Bank + Trust Company 601 S Market Street Louisville, Ky 40202	157-08-0A-023-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cynthia L. Jones, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Steven Jude Mason, Jr. and Laura Carpenter Mason Community Property Trust Dated August 30, 2024**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Middleton, 3rd Revision, a planned unit development, of record in Book 6900, Page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia L. Jones by Special Warranty Deed from David P. Rogers, Vice President of Regions Bank, Trustee of the Mary Henry Knestrick Revocable Trust Dated July 21. 2015 dated April 21, 2017 and recorded on April 26, 2017 of recorded in Instrument No. 20170426-0041029, in the Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 22 Middleton Park Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs 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/our hand(s) this 13th day of May, 2025.

Cynthia L Jones

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Cynthia L. Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2025

Notary Public
My Commission Expires: 7-6-2027

