Karen Johnson Davidson County
Batch# 1277456 DEEDWARR
05/27/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250527-0041239

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this the 28th day of April, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
3218 Jonesboro Dr LLC	NEW OWNER	096-15-0-088.00
35 SOUTHWEST 12TH AVE #102		
DANIA BEACH, FL 33004		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROGER CHARLES WASHBURN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3218 JONESBORO DR LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hickory Bend Subdivision, Section 3, as of record in Book 3600, Page 42, Register s Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 90.73 feet on the Easterly margin of Jonesboro Drive and runs back between lines 162 feet on the Northerly side and 74.8 feet on the Southerly side to a line in the rear measuring 123.1 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being part of the Robert Wayne Jones property, described accordingly to a survey by John D. McCormick, dated July 10, 1986, as follows:

Beginning at an iron pin located at the Southeastern corner of Lot No. 79, Hickory Bend Subdivision, Section 3, the same being the Northeast corner of Lot No. 78; thence North 56 degrees 11 minutes 48 seconds East, 44.93 feet to an iron pin; thence North 32 degrees 43 minutes 54 seconds East, 59.37 feet to an iron pin; thence North 31 degrees 11 minutes 31 seconds West, 46.07 feet to a concrete monument, the Northeast corner of Lot No. 79; thence South 21 degrees 44 minutes West, 123.10 feet with the rear line of Lot No. 79 to the point of beginning and containing .06 acres more or less.

Being the same property conveyed to Roger C Washburn and wife Debra A Washburn being one and the same as Roger Charles Washburn and wife, Debra Ann Washburn by Warranty Deed from Metropolitan Nashville Airport Authority of record in Book 8971, page 300, Register's Office for Davidson County, Tennessee, dated May 28, 1993 and recorded on June 04, 1993.

Being the same property conveyed to Roger Charles Washburn by Quitclaim Deed from Debra Ann Washburn of record in Instrument No. 20020304-0027031 Register's Office for Davidson County, Tennessee, dated January 29, 2002 and recorded on March 04, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3218 Jonesboro Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2025.

Roger C Washburn

Roger Charles Washburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Roger Charles Washburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 29. 2025.

Affiant Signature

27th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028