WARRANTY DEED

Karen Johnson Davidson County
Batch# 1281765 DEEDWARR
06/05/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20250605-0044357

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $469,900.00.

Affiant

Subscribed and sworn to me on 5th day of Jun 2025.

NOTARY PUBLIC

My Commission Expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(J. Walker Lewis, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37255

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
August Arnold and Madison McKinney 7960 Stallion Dr. Nashville, TN 37221	United Wholesale Mortgage, LLC 585 South Blvd East Pontiac, MI 48341	128-14-0-169.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JEFFREY W. JONES AND BRANDY A. JONES, HUSBAND AND WIFE, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto MADISON McKINNEY, AN UNMARRIED WOMAN, AS TO A FORTY-FIVE PERCENT (45%) UNDIVIDED INTEREST, AND AUGUST ARNOLD, AN UNMARRIED MAN, AS TO A FIFTY-FIVE PERCENT (55%) UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land, together with all tenements, hereditaments, and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 65 on the Plan of Stacy Square, Section 2, of record in Plat Book 4175 at page 30, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey W. Jones and spouse, Brandy A. Jones, by Warranty Deed from John H. Buchanan, unmarried, of record in Instrument No. 20041207-0145561, Register's Office for Davidson County, Tennessee, dated November 29, 2004 and recorded on December 7, 2004.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

7960 Stallion Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 5 day of June, 2025.

Jeffrey W. Jones

Brandy A. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the State of Tennessee, personally appeared Jeffrey W. Jones and Brandy A. Jones, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged that they executed the same as their own free act and deed.

Witness my hand and official seal, this 5 day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 06/05/2025 (date of document).

Affiant Signature

06/05/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 5th day of June, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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