THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $621,500 00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2025

Notary Public
My Commission Expires.

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SEZEN YILMAZ MY COMMISSION EXPIRES SEPTE 25

Karen Johnson
Batch # 1290433
06/26/2025 10 28 07 AM
Fees $13 00 Taxes $2,299 55

Davidson County
DEEDWARR
2 pgs

20250626-0050343

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information:
John Boyle and Tamatha Boyle 185 Jones Lane Old Hickory TN 37138	New Owner	Tax Parcel ID No 064-00-0-118 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, **Steve Scates, Successor Trustee of the William E. Jones and Phyllis O. Jones Joint Revocable Living Trust dated December 27, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Boyle and Tamatha Boyle, husband and wife**, ("Grantees"), their 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(s) 1, as shown on the map entitled William Jones Property, of record in Instrument No 20000217-0015880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM E. JONES and wife, PHYLLIS O JONES, by deed s from ALMA JONES, of record in Book 5792, page 639, dated November 20, 1979, Book 5792, page 644, dated December 12, 1980, Book 5792, page 649, dated May 23, 1981, Book 5916, page 717 , dated February 5, 1982, and Book 6036, page 281 , dated February 9 , 198 3, said Register's Office

WILLIAM E. JONES and wife, PHYLLIS O JONES conveyed to WILLIAM E. JONES AND PHYLLIS O JONES JOINT REVOCABLE LIVING TRUST , by deed of record in Instrument No 20191230-013444, dated December 27, 2019, said Register's Office.

William E Jones and Phyllis O Jones having since died Steve Scates named Successor Trustee of the William E Jones and Phyllis O. Jones Joint Revocable Living Trust

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 064-00-0-118 00

Matters shown on the Plan of record in Instrument No 20000217-0015880, said Register's Office

This is improved property located at 185 Jones Lane Old Hickory TN 37138

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 25th day of June, 2025

William E. Jones and Phyllis O. Jones Joint Revocable Living Trust dated December 27, 2019

Steve Scates, Successor Trustee

By: Steve Scates, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Scates, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The William E Jones and Phyllis O. Jones Joint Revocable Living Trust dated December 27, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 25th day of June, 2025

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028