Karen Johnson Davidson County
Batch# 1290629 DEEDWARR
06/26/2025 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250626-0050590

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250500046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 7/18/2027

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Ambler and Timothy Ambler **5010 Pine Hill Rd.** **Nashville, TN 37221**	Alcova Mortgage 308 Market St. SE Roanoke, VA 24011	**154-00-0-098.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah R. Jones and Clifford Jones, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Ambler and Timothy Ambler, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the west R.O.W. of Griffith Road and being the Northeast corner of the Hazel Lee Redd property; thence, with Redd's North line South 85 degrees 29 minutes 27 seconds West 552.83 feet to a point and being the Southeast corner to the Richard Curtain property; thence, with Curtain's East line North 21 degrees 49 minutes 26 seconds West 288.43 feet to a point; thence leaving the Curtain's line with a new line North 72 degrees 40 minutes 23 seconds East 377.76 feet to a point; thence North 45 degrees 30 minutes 06 seconds East 111.09 feet to a point thence, South 89 degrees 57 minutes 47 seconds East 190.08 feet to a point in the west R.O.W. of Griffith Road; thence South 04 degrees 55 minutes 23 seconds East 61.32 feet; thence South 03 degrees 44 minutes 50 seconds East 354.20 feet to the point of beginning and containing 5.00 acres, more or less.

BEING the same property conveyed to Sarah R. Jones and Clifford Jones, husband and wife, by Warranty Deed from Glen Miller, Executor of the Estate of Kent Wilford Baldwin, deceased, dated 10/30/2020 and recorded 11/6/2020 in Instrument No. 20201106-0130348, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5010 Pine Hill Rd., Nashville, TN 37221**
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 we do covenant with the said GRANTEES that 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 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 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 our hands this 24th day of June, 2025.

Sarah R. Jones

Sarah R. Jones

Clifford Jones

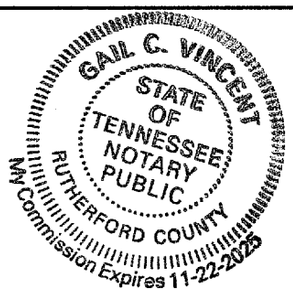
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah R. Jones and Clifford Jones the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2025.

Commission Expires:_____

Notary Public



Tennessee Certification of Electronic Document

I, Sandy McCollum 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 6/24/2025 (date of document).

Affiant Signature

6/24/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

