WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300561 DEEDWARR
07/22/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250722-0057608

File #25-TL-1313-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Christopher McNany and Sarah Christine McNany	**Princeton Mortgage Corporation**	
(NAME)	(NAME)	**092 04 0R 001.00**
1313 Jackson Street	**439 Grand Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Ewing, NJ 08628**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

WILLIAM JONES, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AARON CHRISTOPHER MCNANY AND SARAH CHRISTINE MCNANY, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of NINE-TWENTYTWO FOURTEENTH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing NINE-TWENTYTWO FOURTEENTH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument Number 20210614-0079950 and Instrument No. 20210923-0128201, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to William Jones, not married, as the sole tenant, by Quitclaim Deed from Ashley Gibson, of Golden Eagle Properties, a Tennessee Partnership, of record in Instrument No. 20240104-0000972, in the Register's Office of Davidson County, Tennessee, dated January 04, 2023, and recorded on January 04, 2024.

Being the same property conveyed to Golden Eagle Properties, GP, by Warranty Deed from Marjorie E. Wilson, unmarried, of record in Instrument No. 20160411-0034616, in the Register's Office of Davidson County, Tennessee, dated April 08, 2016, and recorded on April 11, 2016.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of BAINBRIDGE'S RESUBDIVISION OF LOTS 77, 78, 79, 80, 101, 102,103 AND PART OF 104, THOS. HARDINGS PLAN, as recorded in Plat Book 2330, Page 164.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210614-0079950 and Instrument No. 20210923-0128201.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20210813-0109273.
* Charter for Nine-Twentytwo Fourteenth Avenue North Homeowners Association, Inc. recorded as Instrument No. 20210629-0088209.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1313 Jackson Street, Nashville, TN 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th day of July, 2025.

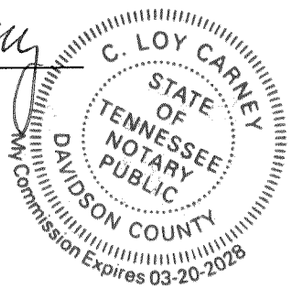
William Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2025, before me personally appeared William Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 16 day of July, 2025.

Affiant Signature
Date 7.16.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 10-4-27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON