Karen Johnson Davidson County
Batch# 1303271 DEEDWARR
07/29/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20250729-0059776

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Robert Stout and Yvonne Stout	SEND TAX BILLS TO: Robert Stout and Yvonne Stout	MAP-PARCEL NUMBERS
(NAME)	(NAME)	08008027700
4206 Eatons Creek Road	4206 Eatons Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bryan K. Jones, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Stout and Yvonne Stout, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 10, on the Plan of SECTION FOUR, BORDEAUX HILLS, of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bryan K. Jones, by Quitclaim Deed from Ashley P. Jones, Bryan K. Jones and Lagenia J. Knox, of record in Instrument No. 20241122-0091504, in the Register's Office of Davidson County, Tennessee, dated November 05, 2024 and recorded on November 22, 2024.

Being the same property conveyed to Jackie Williams Jones, married, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20070725-0088284, in the Register's Office of Davidson County, Tennessee, dated July 23, 2007 and recorded on July 25, 2007. Since said Jackie Williams Jones died on July 17, 2024. Also see Affidavit of Heirs recorded in Instrument Nos. 20241122-0091502, AFF HS 20241122- 0091503, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Secretary Of Housing and Urban Development, at % Pyramid Real Estate Services, by Warranty Deed from Tennessee Housing Development Agency, of record in Instrument No. 20070516-0058406, in the Register's Office of Davidson County, Tennessee, dated May 09, 2007 and recorded on May 16, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 3290 Hinkle Dr, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my hand this 25th day of July, 2025.

Bryan K. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bryan K. Jones**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2025.

Jacqueline G Brown
Notary Public
My Commission Expires: 11-3-29

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 July 25. 2025.

Affiant Signature

7/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of July, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026