Karen Johnson Davidson County
Batch # 1303502 DEEDWARR
07/30/2025 09 20 07 AM 3 pgs
Fees $18 00 Taxes $4,255 00
20250730-0060068

Return to·
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-25-1412

Prepared By ~~& Return To:~~
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-2585

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES JUNE 3, 2029

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~25th~~ day of July, 2025

Notary Public

Commission Expires 6/3/2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rhys Jones and Victoria Jones 1412 Woodmont Blvd Nashville, TN 37215	SAME AS NEW OWNER	117-12-2D-001.00-CO

WARRANTY DEED

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, I/WE,

Louis Warren Van Gelderen and Janet Elaine Van Gelderen, husband and wife and Amy Beth Van Gelderen, together as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhys Jones and Victoria Jones, husband and wife

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·

Certain real property situated in Davidson County, Tennessee, and being Unit A of 1412 Woodmont Boulevard, as shown on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee ' Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Protective Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, and By Laws appended thereto, establishing a Horizontal Property Regime

of 1412 Woodmont Boulevard, appearing of record in Instrument 20190221-0015557. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alex Hayden and Christy Coggin Hayden, joint tenants with right of survivorship by Warranty Deed from Azizuddin Sayed of record in Instrument No. 20200709-0074939 Register's Office for Davidson County, Tennessee, dated July 06, 2020 and recorded on July 09, 2020.

Being the same property conveyed to Louis Warren Van Gelderen and Janet Elaine Van Gelderen, husband and wife and Amy Beth Van Gelderen, together as joint tenants with right of survivorship by Warranty Deed from Alex Hayden, an unmarried man and Christy Coggin Hayden, an unmarried woman of record in Instrument No. 20231122-0090910 Register's Office for Davidson County, Tennessee, dated November 09, 2023 and recorded on November 22, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 1412 Woodmont Blvd, Nashville, TN 37215

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 so 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.

Dated this the 24th day of July, 2025.

Amy Beth Van Gelderen Attorney in Fact

Louis Warren Van Gelderen by Amy Beth Van Gelderen, his Attorney-In-Fact

Amy Beth Van Gelderen Attorney in Fact

Janet Elaine Van Gelderen by Amy Beth Van Gelderen, her Attorney In Fact

Amy Beth Van Gelderen

Amy Beth Van Gelderen

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Beth Van Gelderen** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Louis Warren Van Gelderen,** and acknowledged that she, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in ~~Book~~ *
_____, Page _____ in the Register's Office of ~~Wilson~~ County, Tennessee.
*20250730-0060066 Davidson
Witness my hand, at office, this 25th day of July, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM EXPIRES JUNE 3, 2029

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Beth Van Gelderen** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Janet Elaine Van Gelderen,** and acknowledged that she, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in ~~Book~~ *
_____, Page _____ in the Register's Office of ~~Wilson~~ County, Tennessee.
*20250730-0060067 Davidson
Witness my hand, at office, this 25th day of July, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES JUNE 3, 2029

STATE OF TENNESSEE COUNTY OF WILSON

On this 24th day of July, 2025, before me personally appeared Amy Beth Van Gelderen, 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 24th day of July, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES JUNE 3, 2029