Karen Johnson Davidson County
Batch# 1306649 DEEDWARR
08/07/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20250807-0062760

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $3,400,000.00.

Affiant

Subscribed and sworn before me this the 1st day of August, 2025.

Notary Public
My commission expires:

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 8-7-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hayden C. Jaques Colby Chapin Jaques 4905 Tyne Valley Blvd Nashville, TN 37220	Bank of America 4500 Amon Carter Blvd. Fort Worth, TX 76155	146-02-0 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, M. JILL BEST, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAYDEN C. JAQUES AND COLBY CHAPIN JAQUES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Treemont of record in Plat Book 6250, Pages 895 through 897, inclusive in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tony P. Best and wife, M. Jill Best by Warranty Deed from Joseph D. Chenger and wife, Patricia L. Chenger of record in Book 9672, page 737, Register's Office for Davidson County, Tennessee, dated May 10, 1995 and recorded on May 16, 1995.

Also being the same property conveyed to M. Jill Best by Quitclaim Deed from Tony P. Best of record in Instrument No. 20010207-0012232 Register's Office for Davidson County, Tennessee, dated January 23, 2001 and recorded on February 07, 2001.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4905 Tyne Valley Blvd, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st of August, 2025.

M. Jill Best

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, M. Jill Best, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2025.

My commission expires:
9-7-26

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 1. 2025.

Affiant Signature

7th day of August, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028