RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1324184
09/19/2025 08:58 AM
Fees: $13.00 Taxes: $1,820.40

Davidson County
DEEDWARR
2 pgs

20250919-0074875

B-ELAM-25-1407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Jeannette and Joan Jeannette	Owner	
(NAME)	(NAME)	**071-16-0-026.00**
1407 Jones Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **YOU PROOF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK JEANNETTE, UNMARRIED, AND JOAN JEANNETTE, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being the Southerly 60 feet on the Northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain's Subdivision of the Lischey Gardens of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 6 fronts 60 feet on the Easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.

Included in the above description but Excluded therefrom is the following Right-of-Way conveyed by Frank Davenport to Metropolitan Government of Nashville & Davidson County by Warranty Deed dated 10/14/03 and recorded 10/22/03 in Instrument Number 20031022-0156561, described as follows: Beginning at a point in the existing right-of-way of Jones Avenue, 14.49 feet right of station 20+37.84 Project 01-R-05; thence with the Easterly right-of-way of Jones Avenue, North 13 degrees 34 minutes 40 seconds East, 60.32 feet to a point 13.93 feet right of station 20+98.16 Project 01-R-05; thence leaving the Easterly right-of-way of Jones Avenue, South 76 degrees 28 minutes 22 seconds East, 11.07 feet to a point; thence South 14 degrees 06 minutes 34 seconds West, 60.06 feet to a point; thence North 77 degrees 55 minutes 00 seconds West, 10 52 feet to the point of beginning, containing approximately 649.50 square feet, or 0.015 acres.

Being the same property conveyed to You Proof LLC by Special Warranty Deed from NRHQ, LLC of record in Instrument No. 20250210-0009978 Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on February 10, 2025.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.
- Easement for storm sewer of record in Book 3703, Page 150, in the Register's Office for Davidson County, Tennessee.
- Right of way acquisition of record in Instrument Number 20031203-0173525, and Instrument No. 20031022-0156561, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1407 Jones Avenue, Nashville, Tennessee 37207**.

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 18th DAY OF SEPTEMBER, 2025.

You Proof, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of YOU PROOF, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of September, 2025.

_____
Notary Public
My Commission Expires 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM