398

Name and Address of New Owner
Allen Perry
4618 Lealand Lane
Nashville, TN 37220

Karen Johnson
Batch # 1330269
10/03/2025 02 20 19 PM
Fees $13 00 Taxes $2,146 00

Davidson County
DEEDWARR
2 pgs

20251003-0079125

Send Tax Bills To.
NEW OWNER

This Instrument Prepared By·
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No· 083-12-0-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sue C. Jones, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allen Perry, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No. 139 in Eastland Acres Subdivision, Section 2, as of record in Book 2331, Page 7, Register's Office for said County

Said Lot No 139 fronts 74 feet on the westerly side of Chapman Drive and runs back 242 2 feet on the Northerly line and 240 feet on the Southerly line to a deed line, measuring 74 feet thereon

Being the same property conveyed to William Earl Jones and Sue C. Jones, husband and wife, by Deed from Martha B. Swift, widows, recorded in Book 3670, Page 119 in the Register's Office.

William Earl Jones and wife Sue C Jones remained married, without intervening divorce or legal separation from the time of acquistion of the property herein until the death of William Earl Jones on July 28, 2008, therefore Sue C Jones was the surviving tenant by the entirety to property herein

This instrument is being executed on behalf of Sue C Jones pursuant to the Durable Power of Attorney of Record Instrument No 20251001-0078190 Recorded October 1st, 2025 in the Register's Office

This is improved property known as 2434 Chapman Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of October, 2025.

POA
(SEAL)
Sue Carroll Jones by ~~Brian~~ Davis Jones, Attorney-in-Fact
BY
Bryan

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Warren
TS

On this 2nd day of October, 2025, before me personally appeared Brian Davis 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 2nd day of October, 2025.

KENTON G SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kenton G Singleton
Notary Signature
My commission expires

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of October, 2025.

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires. 7/2/28
File No 2025-8412-MA