Karen Johnson Davidson County
Batch# 1340102 DEEDWARR
10/30/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20251030-0086248

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052377

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2025.

Notary Public
My Commission Expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Jones and Catherine Pearson Jones 6404 Cloverbrook Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-07-0-032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Lee Dobbins and Carolyn H. Dobbins, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aaron Jones and Catherine Pearson Jones, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled Cloverland Acres Section II, of record in Plat Book 4460, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DONALD LEE DOBBINS AND WIFE, CAROLYN H. DOBBINS, by deed from CLOVERLAND VENTURE, A JOINT VENTURE, of record in Book 4948, page 605, dated August 29, 1975, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 171-07-0-032.00.

Matters shown on the Plan of record in Plat Book 4460, page 114, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7774, page 537, said Register's Office.

This is improved property located at 6404 Cloverbrook Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2025.

Donald Lee Dobbins

Carolyn H. Dobbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Lee Dobbins and Carolyn H. Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10-28-2025.

Date

Affiant Signature

10-28-2025
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2028