THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
R25-8802-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1346283
11/14/2025 09 40 58 AM
Fees $28 00 Taxes $444 00

Davidson County
DEEDWARR
5 pgs

20251114-0090813

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tristan Jones and Justin Daniel Jones	NEW OWNER	
626 Netherlands Drive		075-11-0-086.00
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jacqueline Marie Jones, widowed, and Daniel Lizard Jones, f/k/a Sarah Elizabeth Jones, unmarried, as sole heirs at law of Christopher Robert Jones, deceased, and Christopher John Kroan, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tristan Jones and Marina I Jones, husband and wife and Justin Daniel Jones and Kaylee Diane 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:

Land in Davidson Count, Tennessee, being Lot No. 383 on the Plan of Highland of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Christopher J. Kroan and Christopher R. Jones by Warranty Deed from Joel Eric Thorstad and wife, Carol Ann Thorstad of record in Instrument No. 20011121-0128155 Register's Office for Davidson County, Tennessee, dated November 16, 2001 and recorded on November 21, 2001.

Being the same property conveyed to Justin Daniel Jones, not married, Tristan David Jones, married, Christopher John Kroan, married, and Christopher Robert Jones, married, by Quitclaim Deed from Christopher John Kroan, married and Christopher Robert Jones, married of record in Instrument No. 20090922-0088351 Register's Office for Davidson County, Tennessee, dated September 17, 2009 and recorded on September 22, 2009. Christopher Robert Jones died, intestate, on August 28, 2018, leaving Jacqueline Marie Jones and Sarah Elizabeth Jones as his sole heirs at law. See Affidavits of Heirship of record in Instrument Nos. 20241017-0080580 and 20241017-0080581, Register's Office for Davidson County, Tennessee. Sarah Elizabeth Jones is now known as Daniel Lizard Jones. *Grantor, Christopher Kroan, warrants that they have 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.*

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **626 Netherlands Drive, Hermitage, TN 37076**

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 do 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.

Witness our hands this the 12 day of November, 2025.

Daniel Jones
f/k/a Sarah Jones
Daniel Lizard Jones
f/k/a Sarah Elizabeth Jones

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the **Daniel Lizard Jones f/k/a Sarah Elizabeth Jones**, bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of November, 2025.

My Commission expires: 08/25/2026

Notary Public

CORY LANCE OLIVER
Notary Public
State of Delaware
My Commission Expires on Aug 25, 2026

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 do 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.

Witness our hands this the 12 day of November, 2025.

Christopher John Kroan

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the **Christopher John Kroan,** bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of November, 2025

My Commission expires: 08/29/27

Jennifer R Johnson

Notary Public

JENNIFER R JOHNSON
State of Florida - Notary Public
Commission # HH 408604
My Commission Expires Aug. 29, 2027

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 do 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.

Witness our hands this the 12th day of November, 2025.

Jacqueline Marie Jones

Jacqueline Marie Jones

STATE OF Texas
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the **Jacqueline Marie Jones**, bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of November, 2025.

My Commission expires: 04/12/2029

Monique R. Major

Notary Public

NOTARY PUBLIC STATE OF TEXAS

Monique R. Major

ID NUMBER
13302885-5
COMMISSION EXPIRES
April 12, 2029

Electronically signed and notarized online using the Proof platform.

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on November 12, 2025.

Signature

Date: 11-12-25

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 12 day of November, 2025.

Notary Public

My commission Expires: 5-9-26

SEAL

