Karen Johnson Davidson County
Batch# 1371162 DEEDWARR
01/20/2026 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260120-0004449

Warranty Deed

EMILEE BARRETT TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00 Affiant Subscribed and sworn to before me, this the 16th day of January, 2026. Notary Public My commission expires: 6/22/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adeseye Olusayo Awe	**New Owner**	105-05-0-232.00
1103 Summit Avenue		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY ROBERT JONES AND JESSIE JONES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADESEYE OLUSAYO AWE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 County, Tennessee, being Lot No. 86 on the Plan of Bransford Realty Company's Resubdivision of the North part of A. B. Hills Subdivision of the Plant Lands of record in Plat Book 421, Page 77, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Summitt Avenue said point being the common corner of Lots 85 and 86 on the Plan of Bransford Realty Company's Subdivision of record in Book 421, Page 77, said Register's Office thence with the said margin of Summit Avenue South 84 degrees 39 minutes East 40.0 feet to a point, said point being the common corner of lots 86 and 87 of the Bransford Realty Company's Subdivision of record in Book 421, Page 77, Register's Office for said County; thence with a line between Lots 86 and 87, South 9 degrees 23 minutes West 150.0 feet to a point in the Northerly margin of Alley No. 658, thence with the margin of the same North 84 degrees 39 minutes West 40.0 feet to a point; said point being the common rear corner of Lots 85 and 86 mentioned above; thence with a line between said Lots 85 and 86 North 5 degrees 34 minutes East 149.62 feet to the point of beginning.

Being the same property conveyed to Randy G. Kettering and wife, Jane Kettering and Jessie M. Kettering, unmarried by Warranty Deed from Clark W. Phillips, and wife Teresa L. Phillips of record in Instrument No. 20090122-0005463 Register's Office for Davidson County, Tennessee, dated November 26, 2008 and recorded on January 22, 2009.

Being the same property conveyed to Timothy Robert Jones and Jessie Jones, husband and wife by Quitclaim Deed from Randy G. Kettering and wife, Jane Kettering and Jessie M. Kettering NKA Jessie Jones, Married of record in Instrument No. 20170316-0026015 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 16, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1103 Summit Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of January, 2026.

Timothy Robert Jones

Jessie Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy Robert Jones and Jessie Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of January, 2026.

Notary Public

My Commission Expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **January 16, 2026** (date of document).

Affiant Signature

January 16, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **16** day of **January**, 2**026**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD