Karen Johnson Davidson County
Batch# 1374500 DEEDWARR
01/30/2026 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260130-0006734

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6218

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27 day of January, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher B. Jones and Lauren L. Jones 717 Preservation Way Nashville, TN 37207	New Owner	049-10-0A-050-00

WARRANTY DEED

FOR AND IN 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, I/WE,

Megan Smallwood, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher B. Jones and Lauren L. 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 County, Tennessee, being Lot No. 50 on the Plan of Parmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Megan Smallwood, unmarried by Warranty Deed from Mark R. Dammyer and Mary Ellen D. Dammyer, husband and wife of record in Instrument No. 20210204-0016239 Register's Office for Davidson County, Tennessee, dated January 30, 2021 and recorded on February 04, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 717 Preservation Way, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 23rd day of January, 2026.

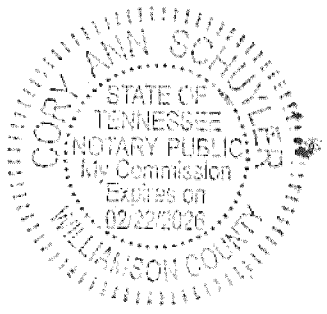
Megan Smallwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2026, before me personally appeared Megan Smallwood, 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 23rd day of January, 2026.

Notary Signature
My commission expires: 2·22·2026



Certificate of Authenticity

I, Joshua A. Terry, 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 1/23/26.

Affiant Signature – Joshua A. Terry

1/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/27/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON