THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1387895 DEEDWARR
03/04/2026 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017061

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Janet L. Jones, as Trustee, Affiant

Subscribed and sworn to before me,
this 3rd day of March, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Jerry W. Jones and Janet L. Jones, Co-Trustees of the Jerry and Janet Jones Revocable Trust 820 Saussy Court Nashville, TN 37205	Jerry W. Jones and Janet L. Jones, Co-Trustees of the Jerry and Janet Jones Revocable Trust 820 Saussy Court Nashville, TN 37205	115 09 0A 017.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JERRY W. JONES and wife, JANET L. JONES** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JERRY W. JONES and JANET L. JONES, as Co-Trustees of the JERRY AND JANET JONES REVOCABLE TRUST under agreement dated March 3, 2026** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in

and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Woods of West Meade, a Planned Unit Development of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed by American Security Bank & Trust Company to Jerry W. Jones and wife, Janet L. Jones, by deed dated May 22, 2009, recorded as Instrument No. 20090527-0048496, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the following:
> All matters as set forth per Instrument No. 20031027-0157620; Restrictions of record in Instrument No. 20030924-0141426; Storm water Detention Agreement Easement of record in Instrument No. 20030421-0052251; Quitclaim Deed to the Homeowner's Association for Open Spaces of record by Instrument No. 20070202-0014011; and Charter of Homeowner's Association as shown of record in Instrument No. 20030206-0016485 and Instrument No. 20030305-0029209, Register's Office for Davidson County, Tennessee.
>
> This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.
>
> This is improved property commonly known as 820 Saussy Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 3rd day of March, 2026.

JERRY W. JONES

JANET L. JONES

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY W. JONES and JANET L. JONES**, 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 and official seal on this 3rd day of March, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05.28.2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 March 3, 2026

3-3-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3rd day of March, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

