Karen Johnson Davidson County
Batch# 1396221 DEEDWARR
03/23/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20260323-0022850

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRENDA CLINTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN CALEB JONES**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING ALL OF LOT NO. 24, SUBDIVISION PLAT, SECTION I, PHASE I, SOUTH SHORE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN 20020624-0075604, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO WALTER CLINTON AND WIFE, BRENDA CLINTON, BY WARRANTY DEED FROM CMH PARKS, INC, DATED DECEMBER 21, 2005, OF RECORD IN INSTRUMENT NO 20051228-0155694, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WALTER CLINTON DIED ON JUNE 24, 2014, LEAVING BRENDA CLINTON AS THE SURVIVING TENANT BY THE ENTIRETY.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 125 OCEANFRONT CR N, ANTIOCH, TN 37013, AND IS DESIGNATED AS MAP AND PARCEL NO. 165 05 0A 024.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 20th day of March, 2026.

Brenda Clinton
BRENDA CLINTON

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BRENDA CLINTON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 20th day of March, 2026.

Notary Public
My Commission Expires: 4/25/29

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

J. Yamzant
Affiant

Subscribed and sworn to before me, this the 20th day of March, 2026.

NOTARY PUBLIC
My commission expires 4/25/29

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
JONATHAN CALEB JONES
2910 STEWART CAMPBELL POINTE
THOMPSONS STATION, TN 37179

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 165 05 0A 024.00

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 3/20/2026.

3/20/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 20 day of March, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY