Karen Johnson Davidson County
Batch# 1405801 DEEDWARR
04/15/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260415-0030741

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AR-26-1962

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Earth LLC and WMW Capital, LLC	Same As New Owner	
(NAME)	(NAME)	
125 Oceanfront Circle North		165-05-0A-024.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I/we, **Jonathan Caleb Jones, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Earth LLC, a Tennessee limited liability company and WMW Capital, LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson county, Tennessee, described as follows to-wit:

Land situated in Davidson County, Tennessee, 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.

Being the same property conveyed to Walter Clinton and wife, Brenda Clinton by Warranty Deed from CMH Parks, Inc., of record in Instrument No. 20051228-0155694 Register's Office for Davidson County, Tennessee, dated December 21, 2005 and recorded on December 28, 2005.

Being the same property conveyed to Jonathan Caleb Jones by Warranty Deed from Brenda Clinton, an unmarried woman of record in Instrument No. 20260323-0022850 Register's Office for Davidson County, Tennessee, dated March 20, 2026 and recorded on March 23, 2026.

The above-described property is not the homestead of Grantor Jonathan Caleb Jones.

This is property more commonly known as 125 Oceanfront Circle North, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 13th day of April, 2026.

Jonathan Caleb Jones

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 13th day of April, 2026, before me personally appeared Jonathan Caleb Jones, 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 13th day of April, 2026.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Certificate of Authenticity

I, Christian Reynolds, 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 **April 13, 2026**.

Date

Affiant Signature

April 13, 202

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **April**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)