Karen Johnson
Batch # 1415075
05/04/2026 09:42:36 AM
Fees: $13.00 Taxes: $2,738.00
Davidson County
DEEDWARR
2 pgs
20260504-0039264

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, [illegible]
for this transfer is: $740,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2026.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jaqueline K. Jones 116 Longwood Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0B-009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jaqueline K. Jones**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson , Tennessee, being Lot(s) 9, as shown on the map entitled Longwood, of record in Plat Book 5200, page 86, amended in Book 5419, page 183 and further amended in Book 9432, page 780, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARILYN NELSON, by deed from KATHLEEN MEEHAN, of record in Instrument No. 20170526-0052930, dated May 23, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-09-0B-009.00.

Matters shown on the Plan of record in Plat Book 5200, page 86, amended in Book 5419, page 183 and Book 9432, page 780, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5344, page 353, amended in Instrument No. 20081031-0108920, Instrument No. 20120621-0054661, Instrument No. 20130716-0073196 and Instrument No. 20140218-0013710, said Register's Office.

of record in Instrument No. 20200214-0016927, said Register's Office. (Jacqueline Jones)

This is improved property located at 116 Longwood Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2026.

Marilyn Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marilyn Nelson, 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.

Witness my hand, at office, this 30th day of April, 2026.

Notary Public

My Commission Expires:

