WARRANTY DEED

Karen Johnson Davidson County
Batch # 1415431 DEEDWARR
05/04/2026 03:30:23 PM 2 pgs
Fees: $13.00 Taxes: $1 476.30

20260504-0039844

File #26-TL-0608-C

(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Dymetra Delores Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BH-26-608

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dymetra Delores Jones	Pinnacle Bank	
(NAME)	(NAME)	
608 Somerset Court	21 Platform Way S, #2300	**135 16 0A 070.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JESSE LYNN AND ALISON LYNN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DYMETRA DELORES JONES, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 119 on the Plan of Subdivision of TRACTS 8, 9, AND 10 OF NASHBORO VILLAGE, of record in Plat Book 5200, Page 186-189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jesse Lynn and Alison Grace, Husband and Wife, by Warranty Deed from Robert Thompson, Unmarried, of record in Instrument No. 20210723-0098991, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021, and recorded on July 23, 2021. The said Alison Grace is now known as Alison Lynn.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACTS 8, 9, AND 10 OF NASHBORO VILLAGE, as recorded in Plat Book 5200, Page(s) 186-189.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, supplemented in Book 5465, Page 561, as amended in Book 5588, Page 429.
* Charter for Nashboro Village Homeowners Association recorded as Book 4828, Page 834.
* Charter for Nashboro Village Sites 8, 9, and 10 Homeowners Association recorded as Book 5576, Page 419.
* By Laws for Nashboro Village Sites 8, 9, and 10 Homeowners Association recorded as Instrument No. 20150914-0093006; Instrument No. 20160516-0048519; Instrument No. 20180612-0056546; Instrument No. 20190531-0051795; Instrument No. 20201027-0124256, as amended in Instrument No. 20250116-0003752.
* Nashboro Village Sites 8, 9 and 10 Homeowners Association on Fine Policy Recorded in Instrument No. 20210301-0025406.)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **608 Somerset Court, Nashville, TN 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 24 day of April, 2026.

Jesse Lynn

Alison Lynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of April, 2026, before me personally appeared Jesse Lynn, 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 24 day of April, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of April, 2026, before me personally appeared Alison Lynn, 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 24 day of April, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027