Karen Johnson Davidson County
Batch# 1438830 DEEDWARR
06/29/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260629-0058429

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, **JONATHAN C JONES**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAUN ROBERTSON**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO 15 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 2900, PAGES 119 AND 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 15 FRONTS 75 FEET ON THE NORTHEASTERLY SIDE OF RICHMOND HILL DRIVE AND EXTENDS BACK 155 FEET ON THE SOUTHEASTERLY LINE AND 121.7 FEET ON THE NORTHWESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 124.1 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JONATHAN C JONES, BY WARRANTY DEED FROM CLYDE L MANSFIELD AND NEABERT G MANSFIELD, HUSBAND AND WIFE, DATED MAY 29, 2026, OF RECORD IN INSTRUMENT NO 20260529-0048901, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR HIS/HER SPOUSE AS A PRIMARY RESIDENCE.

This is improved property known as 3074 RICHMOND HILL DR, NASHVILLE, TN 37207.

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 he 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 himself, his 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 17th day of June, 2026.

Jonathan C Jones

JONATHAN C JONES

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JONATHAN C JONES, the within named bargainors, 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.

DONE at offices in Clarksville (City), Tennessee (State), on this the 17th day of June, 2026.

Notary Public
My Commission Expires: 08/16/2028

Notarized remotely using audio-video communication technology via Proof.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
August 16, 2028

The actual consideration or value, whichever is greater, for this transfer is **$ 245,000.00**.

Affiant

Sworn to and subscribed before me this 26 day of June, 2026.

NOTARY PUBLIC
My commission expires 08/15/29

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
SHAUN ROBERTSON
2663 GUNN RD
ADAMS, TN 37010

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 060 02 0 073.00

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 6/17/26.

DR 6/17/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 17 day of June, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY