Karen Johnson Davidson County
Batch# 1450721 DEEDWARR
07/22/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260722-0066687

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn before me this the 16 day of July, 2026.

Notary Public
My commission expires:

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicholas Jones 2160 Byrum Ave Nashville, TN 37203	**Nicholas Jones** **2160 Byrum Ave** **Nashville, TN 37203**	105-11-0 229.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANETTE CASTRO AND JOHN OAKS, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICHOLAS JONES, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 39 feet of Lot No. 55 and that part of the abandoned alley immediately east of said property on the Plan of Aldrich Brothers and Myers Subdivision of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion of Lot No. 55 fronts 39 feet on the easterly side of Byrum Avenue and runs back between lines 208.1 feet, more or less, on the northerly line, and 204.78 feet, more or less, on the southerly line back to the rear, on which it measures 39 feet across.

Being the same property conveyed to Janette Castro, an unmarried woman and John Oaks, an unmarried man, as tenants in common with rights of survivorship, by deed dated 04/13/2017, from Big Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170417-0037047, Register's Office for said County.

This instrument is executed by Alexis Grigsby as Attorney-in-Fact for Janette Castro and John Oaks, which Power of Attorney is recorded Instrument No. 202607220066685 and 202607220066686. Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2160 Byrum Ave, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JC by AG, AIF
JO by AG, AIF

Witness my hand this the 16th day of July, 2026.

Janette Castro by Alexis Grigsby as Attorney in Fact
Janette Castro by Alexis Grigsby
as Attorney-in-Fact

John Oaks by Alexis Grigsby as Attorney in Fact
John Oaks by Alexis Grigsby as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Alexis Grigsby with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janette Castro and John Oaks by Specific POWER OF ATTORNEY dated July 9, 2026, and who acknowledged that he executed the same as the free act and deed of Janette Castro and John Oaks.

Witness my hand and official seal this 16th day of July, 2026.

My commission expires: 9-7-26

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/17/2026** (date of document).

Affiant Signature

7/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **July**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

