WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456124 DEEDWARR
08/06/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260806-0072415

PAM S. ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of August, 2026 .

Notary Public

My Commission Expires: 4-20-29

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Francie Hunt	**PennyMac Loan Services LLC**	052-12-0-002.00
1112 Neelys Bend Road	P.O. Box 6618	
Madison, TN 37115	Springfield, OH 45501-6618	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Charles C. Jones, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Francie Hunt, a single woman hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of a tract conveyed to Edward E. Marlin and wife, by deed from Elsie V. Watkins, widow, of record in Book 1369, Page 252, Register's Office for said County, and described according to a copy of a survey made by Cantrell, Connell & Morrison, Engineers, dated September 10, 1952, as follows: BEGINNING at an iron pin in the Southerly margin of Neely's Bend Road, 225.6 feet West of a concrete monument marking the northwest corner of Marlin Meadows Subdivision, Section No. 3; thence South 40° 41' West 586.5 feet to an iron pin in the North boundary of Marlin Meadows Subdivision, Section No. 3; thence along said boundary North 46° 33' West, 149.2 feet to a concrete monument in the West boundary of said Subdivision; thence along said West boundary North 2° 11' East, 53 feet to an iron pin; thence South 63° 35' East 131.5 feet to an iron pin, said pin being Nelson's Southeast corner; thence along Nelson's East line North 22° 28' East 535.5 feet to an iron pin in the southerly margin of Neely's Bend Road; thence along said margin South 46° 33' East 215 feet to the point of beginning, containing 1.9 acres, more or less.

Being the same property conveyed to Charles C. Jones and Sanders J. Jones, as joint tenants with the right of survivorship by deed dated 10/23/09 and filed for record in Instrument No. 20091028-0099686, Register's Office for Davidson County, Tennessee. Sanders J. Jones died on 1/31/11, leaving Charles C. Jones as the surviving tenant.

This conveyance is subject to the following:

Acreage is for identification purposes only, exact acreage is not intended or insured.

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

Subject to Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6137, page 832, said Register's Office.

This is unimproved X improved property, known as 1112 Neelys Bend Road, Madison, TN 37115

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 hand this 31st day of July, 2026.

Charles C. Jones

STATE OF TEXAS
COUNTY OF Denton

On this 31st day of July, 2026, before me personally appeared Charles C. 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 31st day of July, 2026.

Notary Signature
My commission expires: 12-11-2026

BRENDA ANDERSON COMIER
Notary ID #132821348
My Commission Expires
December 11, 2028

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/31/26.

Affiant Signature

Date: 7/31/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 31st day of July, 20 26.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER