Karen Johnson Davidson County
Batch# 1456407 DEEDWARR
08/07/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20260807-0072772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Carmen Coats
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

APRIL SUMMERLIN
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2029

File No. LM-26-3289

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Jones and Houston Jones	Legacy Home Loans	
(NAME)	(NAME)	
2109 Elliott Avenue	408 Highway 76	105-14-0-013.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bob David Denham, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Jones and Houston Jones, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Northerly part of Lot No. 70 on the Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the Westerly margin of Elliott, formerly Forest Avenue, at the corner of Lots Nos. 69 and 70; thence with the line between said two lots, Westwardly 200 feet to the Easterly margin of an alley; thence with said alley, Southwardly 39 1/2 feet; thence Eastwardly 200 feet to the Westerly margin of Elliott Avenue; thence with said Avenue, Northwardly 58 feet to the Beginning.

Being the same property conveyed to John Hardy Denham and wife, Ruby Dean Denham, by Warranty Deed from John S. Shacklett Jr. and wife, Clara Louse Shacklett, of record in Book 3929, Page 959, Register's Office for Davidson County, Tennessee, dated August 24, 1965 and recorded on August 31, 1965.

The said John Hardy Denham predeceased Ruby Dean Denham, and his interest in the property conveyed to his surviving spouse, Ruby Dean Denham, as tenant by the entirety.

The said Ruby Dean Denham passed away on or about September 1, 2000. See Probate Case No. 00P-1492, Probate Court, Davidson County, Tennessee. See also Will Book 237, Page 575 in probate case.

Being the same property conveyed to Bob David Denham by Quit Claim Deed from Ricky Carlos Denham, Bob David Denham, John Mark Denham and Jeffrey J. Denham, heirs at law of the Estate of Ruby Dean Denham, of record in Instrument Number 20020401-0039257, Register's Office for Davidson County, Tennessee, dated March 11, 2002 and recorded on April 1, 2002.

This is property more commonly known as 2109 Elliott Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of August, 2026.

Bob David Denham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2026, before me personally appeared Bob David Denham, 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 3rd day of August, 2026.

Notary Signature
My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 3. 2026

Affiant Signature

4th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028