Karen Y Johnson Davidson County
Batch# 143512 DEEDWARR
09/20/2018 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $4,551.00
20180920-0093499

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60108
Dav. Co. File: Box 8

34367

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy C. Jordan Marty S. Jordan 5106 Annesway Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116020B03000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold Edward Jackson, III, Frances Jackson Ambrose and Kathleen Jackson Estes, as Co-Executors under the Last Will and Testament of Frances Coldwell Jackson, as to an eighty-five percent (85%) undivided interest, and Harold Edward Jackson, III, Frances Jackson Ambrose and Kathleen Jackson Estes, the heirs at law of Harold Edward Jackson, Jr., as to a fifteen percent (15%) undivided interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy C. Jordan and Marty S. Jordan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hill Place of record in Plat Book 7900, page 913 and pages 923-932 (at page 926) amended by Surveyor's Certificate of Correction of record in Book 9854, page 235 and Book 10058, page 112, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frances C. Jackson, married by Warranty Deed from Frank C. Gorrell, III and wife, Linda P. Gorrell dated August 22, 2011 and recorded on August 23, 2011 of record in Instrument No. 20110823-0065149, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 9, 2014, recorded December 12, 2014, of record in Instrument No. 20141212-0113745. Frances C. Jackson conveyed a fifteen percent (15%) undivided interest in subject property to Harold E. Jackson, Jr. The said Harold E. Jackson, Jr. has since died, predeceasing the said Frances C. Jackson. By Affidavit of Heirship, recorded simultaneously herewith of record in Instrument No. __20180920093498_____, said Register's Office. Harold Edward Jackson, III, Frances Jackson Ambrose and Kathleen Jackson Estes are established as the heirs at law of Harold E. Jackson, Jr. By Qualified Disclaimer of record in Instrument No. 20161031-0114450, Frances Caldwell Jackson disclaimed her interest in subject property. The Last Will and Testament of Frances Caldwell Jackson of record in Docket No. 18P21, in the Seventh Circuit Court for Davidson County, Tennessee, appointed Harold Edward Jackson, III, Frances Jackson Ambrose and Kathleen Jackson Estes, as Co-Executors of said will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 913 and pages 923-932 (at page 926) amended by Surveyor's Certificate of Correction of record in Book 9854, page 235 and Book 10058, page 112, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85 amended in Book 9658, page 19, Book 10872, page 520, Instrument No. 20000322-0029124, and Instrument No. 20010510-0048634, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

This is improved property, known as 5106 Annesway Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2018.

Estate of Frances C. Jackson
By: Co-Trustee
Harold Edward Jackson, III, Co-Trustee

Harold Edward Jackson, III

Frances Jackson Ambrose-Co-Trustee
Frances Jackson Ambrose, Co-Trustee

Kathleen Jackson Estes Co-Trustee
Kathleen Jackson Estes, Co-Trustee

Frances Jackson Ambrose

Kathleen Jackson Estes

State of Tennessee

County of Davidson

On this 18th 18th day of September, 2018, before me the undersigned authority, personally appeared **Harold Edward Jackson, III, Frances Jackson Ambrose and Kathleen Jackson Estes, as Co-Executors under the Last Will and Testament of Frances Coldwell Jackson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 18th day of September, 2018, before me the undersigned authority, personally appeared **Harold Edward Jackson, III, Frances Jackson Ambrose and Kathleen Jackson Estes,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,230,000.00.

Affiant

Sworn and subscribed before me this 18th day of September, 2018

Notary

My Commission Expires: October 7, 2019

STACY L. THOMAS
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

