Karen Y Johnson Davidson County
Batch# 146119 DEEDWARR
09/27/2018 12:36:27 PM 2 pgs
Fees: $13.00 Taxes: $277.50
20180927-0095901

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Alexis M. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2018.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BlackJack Real Estate, LLC, a Florida Limited Liability Company 1022 Tanyard Springs Dr., Ste. 154/379 Spring Hill, TN 37174	NEW OWNER	017-00-0-088.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Helga M. McKee and Thurman W. McKee, Jr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BlackJack Real Estate, LLC, a Florida Limited Liability Company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey made by George W. Watkins, Surveyor, January 16, 1958, as follows, to wit: Beginning on the southeasterly margin of Lickton Pike, at the northwest corner of the property conveyed to Tommy L. Ayers and wife, by deed from James Walter Adams, Sr. and wife, of record in Book 2640, page 373, Register's Office for said County, thence with Ayers' western boundary line, South 23 deg. 45' East 326 feet; thence South 71 deg. West 70 feet; thence North 28 deg. West 292.50 feet to the southeasterly margin of Lickton Pike; thence with the same, North 47 deg. 30' East 90 feet to the beginning.

Being the same property conveyed to Thurman W. McKee, Jr. and wife, Helga M. McKee by Warranty Deed dated 09/23/2004 from Hazel Ayers Raines, a single woman of record in Instrument 200409280116444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5967 Lickton Pike, Goodlettsville, TN 37072

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(s) this the 26th day of September, 2018.

Helga M. McKee

Helga M. McKee

Thurman W. McKee Jr.

Thurman W. McKee, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Helga M. McKee and Thurman W. McKee, Jr. with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 26th of September, 2018.

Jennifer D Stacy

Notary Public

My Commission Expires: 10/31/21

(SEAL)

