Karen Johnson Davidson County
Batch# 197745 DEEDWARR
02/21/2019 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $625.30
20190221-0015950

Prepared by:
Realty Title and Escrow Services, Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $169,000.

Margret A. Moore
Affiant

Subscribed and sworn to before me, this 21 **day of** February, **2019.**

Cheri D. Bayer
Notary Public
My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

RTEC File # 06-1901-77132-

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hannah E. Jackson 4226 Woods Street Old Hickory, TN 37138	NEW OWNER	064-90-0-153.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margret A. Moore, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Hannah E. Jackson, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 51 and the southerly one-half of Lot 52 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Plat Book 421, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 51 and the southerly one-half of Lot 52 front together 75 feet on the easterly side of Wood Avenue and extend back 210 feet on the south side and 187.5 feet, more or less, on the north side to an alley, on which it measures 78.75 feet more or less.

Being the same property conveyed to Jimmy Moore and wife, Margret A. Moore by deed from Dale A. Pickens and wife, Jamie K. Pickens, dated June 26, 1989, recorded July 12, 1989, of record in Book 7887, Page 86, Register's Office for Davidson County, Tennessee. The said Jimmy Moore having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4226 Woods Street, Old Hickory, Tennessee 37138

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 and assigns and representatives, to warrant and forever defend the title to 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 21 day of February 2019.

Margret A. Moore
MARGRET A. MOORE

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, MARGRET A. MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this ____ day of February 2019.

Notary Public

My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

TRUE COPY CERTIFICATION

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

