Karen Johnson Davidson County
Batch# 220403 DEEDWARR
04/22/2019 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $795.13
20190422-0036890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Janella Larianne Francisco Limbo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Anthony Perkins Janella Larianne Francisco Limbo	New owner at	
(NAME)	(NAME)	161110E02600CO
5210 Village Way	property address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Archilene J Jackson, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Anthony Perkins, a single person, and Janella Larianne Francisco Limbo, a single person,** 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 Unit No. 1 on the Plan of Villages of Brentwood, Phase VIII, Section I of record in Plat Book 6900, Page 977, amending Plat Book 6200, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard C. Jackson and Archilene J. Jackson by virtue of that certain Deed dated December 27, 1989, and being of record at Book 8018, Page 679 in the Register's Office of Davidson County, Tennessee. Richard C. Jackson having since died on or about March 6, 2011, leaving Archilene J. Jackson as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 6200, Page 769, Book 7231, Page 789, and Book 7582, Page 818, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5210 Village Way Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of April, 2019.

Archilene J Jackson, by Orlando William Turner, Attorney-In-Fact

Archilene J Jackson, by Orlando William Turner, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of April, 2019, before me personally appeared **Orlando William Turner,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Archilene J Jackson,** and who acknowledged that he executed the same as the free act and deed of **Archilene J Jackson.**

WITNESS my hand and official seal at office this 19 day of April, 2019.

Ashlee D Page

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Orlando William Turner, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Archilene J Jackson,** the principal.

This 19 day of April, 2019.

Orlando William Turner

Orlando William Turner

Sworn to and subscribed before me by **Orlando William Turner** this 19 day of April, 2019.

Ashlee D Page

Notary Public
My Commission Expires 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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