Karen Johnson Davidson County
Batch# 280800 DEEDWARR
09/05/2019 08:51:09 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190905-0089571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adriana R. Gonzales and Omar Rivera Vega, joint tenants with the right of survivorship	Same as New Owner	
	(NAME)	
247 Wiley Street		043-05-0-198.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Glenda Lee Jackson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Adriana R. Gonzales and Omar Rivera Vega, joint tenants with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 22, BLOCK B, AS SHOWN ON THE PLAN OF OVERLOOK ESTATES, OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DES(BEING THE SAME PROPERTY CONVEYED TO GEORGE A. JACKSON AND WIFE, GLENDA LEE JACKSON BY WARRANTY DEED FROM GARY LEWIS PARRISH AND WIFE, PAULA J. PARRISH, DATED APRIL 8, 1987 AND RECORDED APRIL 9, 1987, IN BOOK 7198, PAGE 550, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. GEORGE A. JACKSON AND GLENDA LEE JACKSON HAVING DIVORCED AS SHOWN IN SECOND CIRCUIT COURT 96D-2820, AND THE PROPERTY WAS CONVEYED TO GLENDA LEE JACKSON BY QUITCLAIM DEED FROM GEORGE A. JACKSON OF RECORD IN BOOK 11479, PAGE 232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 18, 1999 AND RECORDED ON MAY 14, 1999. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $ZERO.)

GLENDA LEE JACKSON HAVING DIED DECEMBER 31, 2018, SURVIVED BY HER HEIRS AT LAW PAULA LEE MILLER AND TAMMY MICHELLE JACKSON, AS SHOWN BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20190415-0034102, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE ENTERED AUGUST 28, 2019 IN THE CASE IN RE GLENDA LEE JACKSON, DECEASED, CASE NO. 19P-1410, THE WITHIN PROPERTY WAS DIVESTED FROM THE HEIRS AND VESTED IN THE ESTATE OF GLENDA LEE JACKSON, AND PAULA LEE MILLER, ADMINISTRATOR WAS ORDERED TO EXECUTE THE WITHIN CONVEYANCE, THEREBY BINDING THE ESTATE AND ALL CLAIMING THEREUNDER AS THE ACT OF THE COURT.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 247 Wiley Street, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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 29th day of August, 2019.

The Estate of Glenda Lee Jackson

By: Paula Lee Miller
Paula Lee Miller, Administrator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Lee Miller, Administrator, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of August, 2019.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072