Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 292207 DEEDWARR
09/27/2019 09:23:49 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20190927-0098384

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September 2019.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO :
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Jackson	**James Jackson**	**150-09-0A-148.00 CO**
1343 Stratford Ave	**1343 Stratford Ave**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN 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, I,

Tracee D. Carpenter Smith f/k/a Tracee Carpenter, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Jackson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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(s) 352, as shown on the map entitled Forest View Park, Section X, Phase Two, of record in Plat Book 7900, Page 720, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TRACEE CARPENTER, by deed from THE SULLIVAN TRUST TERRI THORNTON, TRUSTEE, of record in Instrument No. 20080820-0085334, dated August 8, 2008, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **3413 Calais Circle, Antioch, TN 37013.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 25th day of September, 2019.

Tracee D Carpenter Smith

Tracee D. Carpenter Smith f/k/a Tracee Carpenter

STATE OF Georgia
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tracee D. Carpenter Smith f/k/a Tracee Carpenter**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of **September, 2019.**

S McCorvey

Notary Public

My Commission Expires: March 20, 2020

S. McCORVEY
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires March 20, 2020