Karen Johnson Davidson County
Batch# 292922 DEEDWARR
09/30/2019 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20190930-0099004

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2019.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Glassy Bay Properties LLC	New Owner	**07211038100**
634 Elderberry Dr. ~~1810 Litton Avenue~~		
Wilpitas, CA 95035 ~~Nashville, TN 37216~~		

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 ACKNOWLEDGE, WE,

Robert Boyd Jackson, Jr., Barbara Jean Wilson, Wanda Phillips, Shirley Carter, Phyllis Simpson, Paul Jackson, Thomas Jackson, Ronnie Jackson, Phillip Dean Jackson, David Jackson, and Joseph Jackson

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

Glassy Bay Properties LLC

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 No. 191 on the map showing the subdivision of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Boyd Jackson and wife, Josephine C Jackson, from John C Washburn and wife, Jean C Washburn, by Warranty Deed dated October 26th, 1966, of record in Book 4073, page 655, Register's Office for Davidson County, Tennessee. Robert Boyd Jackson died on or about June 25, 2007, vesting Josephine C Jackson solely as the surviving tenant. Josephine C Jackson died, intestate, on or about September 7, 2016. Title was vested in her heirs at law, Robert Boyd Jackson, Jr, Barbara Jean Wilson, Wanda Phillips, Shirley Carter, Phyllis Simpson, Paul Jackson, Thomas Jackson, Ronnie Jackson, Phillip Dean Jackson, David Jackson, and Joseph Jackson. For further reference see Affidavit of Heirship of record as Instrument No 20190321-0025796, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1610 Litton Avenue, Nashville, TN 37216.

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 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.

Paul Jackson Date: 9/25/19
Paul Jackson

Robert Boyd Jackson by Paul Jackson attorney in fact Date: 9/25/19
Robert Boyd Jackson by Paul Jackson, Attorney In Fact

Barbary Jean Wilson by Paul Jackson attorney in fact Date: 9/25/19
Barbary Jean Wilson by Paul Jackson, Attorney In Fact

Wanda Phillips by Paul Jackson attorney in fact Date: 9/25/19
Wanda Phillips by Paul Jackson, Attorney In Fact

Shirley Carter by Paul Jackson attorney in fact Date: 9/25/19
Shirley Carter by Paul Jackson, Attorney In Fact

Phyllis Simpson by Paul Jackson attorney in fact Date: 9/25/19
Phyllis Simpson by Paul Jackson, Attorney In Fact

Thomas Jackson by Paul Jackson attorney in fact Date: 9/25/19
Thomas Jackson

Ronnie Jackson by Paul Jackson attorney in fact Date: 9/25/19
Ronnie Jackson

Phillip Dean Jackson by Paul Jackson attorney in fact Date: 9/25/19
Phillip Dean Jackson by Paul Jackson, Attorney In Fact

David Jackson by Paul Jackson attorney in fact Date: 9/25/19
David Jackson by Paul Jackson, Attorney In Fact

Joseph Jackson by Paul Jackson attorney in fact Date: 9/25/19
Joseph Jackson by Paul Jackson, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Paul Jackson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledges that he is the Attorney in Fact for Robert Boyd Jackson of record in instrument number 201909300098994 arbara Jean Wilson of record in instrument number 201909300098995 Wanda Phillips of record in instrument number 201909300098996 and Shirley Carter, Phyllis Simpson of record in instrument number 201909300098997 aul Jackson of record in instrument number 201909300098998 Ronnie Jackson of record in instrument number 201909300099000 Phillip Dean Jackson of record in instrument number 201909300099001 David Jackson, of record in instrument num 201909300099002 Joseph Jackson of record in instrument numbe 201909300099003 egisters Office for Davidson County, Tennessee, and is authorized by Robert Boyd Jackson, Barbara Jean Wilson, Wanda Phillips and Shirley Carter, Phyllis Simpson and Paul Jackson, Thomas Jackson and Ronnie Jackson, Phillip Dean Jackson and David Jackson, and Joseph Jackson to execute this instrument on their behalf. 201909300098999

Witness my hand, at office, this 25TH day of SEPTEMBER, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

ROBERT HOUSTON NOEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Paul Jackson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25TH day of SEPTEMBER, 2019.

ROBERT HOUSTON NOEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)