THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2019.

Notary Public
My Commission Expires: 02/26/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 307153 DEEDWARR
10/28/2019 02:43:23 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20191028-0110361

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Orsorio & Diana Jackson 229 54th Ave N Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-15-0-394.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES B. MAY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ORSORIO JACKSON AND DIANA JACKSON, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled "Subdivision of James B. May Property", of record in Instrument No. 20190904-008415, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion the same property conveyed to JAMES B. MAY AND WIFE, JOYCE MAY, by deed from JAMES DONALD HINSON, RALPH SYDNEY HINSON AND CHARLES KENNETH HINSON, HEIRS UNDER THE WILL OF J.A. HINSON, DECEASED, of record in Book 8187, page 71, dated Register's Office for Davidson County, Tennessee.

Further being a portion the same property conveyed to JAMES B. MAY, by quitclaim deed from JOYCE MAY, of record in Instrument No. 20010605-0058263, dated May 29, 2001, said Register's Office.

This is unimproved property commonly known as: **229 54th Ave N Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2019.

JAMES B. MAY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES B. MAY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of October, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-19-0233