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THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 307334 DEEDWARR 10/29/2019 08:48:38 AM 2 pgs Fees: $13.00 Taxes: $1,798.20 20191029-0110613	STATE OF TN) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $486,000.00 Affiant Subscribed and sworn to before me, this 28th day of OCTOBER, 2019. Notary Public My Commission Expires: 3/31/2020

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Gregory Jackson & Amber Jackson 2301 Scott Avenue Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072-10-0O-001.00

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, **MELISSA MALUF DE ARAUJO AND WELINGTON MALUF DE ARAUJO, WIFE AND HUSBAND,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **GREGORY JACKSON AND AMBER 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 Unit A on the plan of Scott Estates, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Scott Estates, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150724-0072746, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MELISSA MALUF DE ARAUJO AND WELINGTON MALUF DE ARAUJO, WIFE AND HUSBAND, by deed from ROBERT CLARK, UNMARRIED, of record as Instrument No. 20170405-0033203, dated March 31, 2017, said Register's Office.

This is improved property commonly known as: **2301 Scott Avenue, Nashville, TN 37216**

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 Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their 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, Grantors have executed this instrument on this 28th day of October, 2019.

MELISSA MALUF DE ARAUJO

WELINGTON MALUF DE ARAUJO

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELISSA MALUF DE ARAUJO AND WELINGTON MALUF DE ARAUJO**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of October, 2019

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020