Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0783

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of December, 2019

Notary Public

Commission Expires: 10/22/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Calvin J. Jackson and Amentheia S. Jackson 600 Westchester Drive Madison, TN 37115	Everett Financial Inc 14801 Quorum Dr. Ste 300 Dallas, TX 75254	042-10-0-028.00

WARRANTY DEED

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/WE,

Estate of Janice Sue Carney

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Calvin J. Jackson and Amentheia S. Jackson, husband and wife

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. 22 on the Plan of Sherry Heights, Section II of record in Book 2331, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janice Sue Carney, unmarried by Warranty Deed from Capital Journey, LLC of record in Instrument No. 20031230-0183519, Register's Office for Davidson County, Tennessee, dated December 17, 2003 and recorded on December 30, 2003. (Value of consideration shown in aforementioned deed $85,000.00.)

Janice Sue Carney died testate July 13, 2019. Last Will and Testament entered in the 7th Circuit Court Probate Division for Davidson County, Tennessee as Docket No. 19P1503, naming Linda Lou Conder as the Executrix for the Estate of Janice Sue Carney.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 Westchester Drive, Madison, TN 37115

Karen Johnson Davidson County
Batch# 335090 DEEDWARR
12/27/2019 08:21:17 AM 2 pgs
Fees: $13.00 Taxes: $739.63
20191227-0133468

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of December, 2019.

The Estate of Janice Sue Carney

By Linda Lou Conder
Linda Lou Conder, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Lou Conder, Executrix of The Estate of Janice Sue Carney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of December, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

