WARRANTY DEED

Karen Johnson Davidson County
Batch# 342579 DEEDWARR
01/13/2020 01:40:23 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200113-0004512

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-WRE-19-908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jarel Jackson and Harriet Jackson	**New Owner**	
(NAME)	(NAME)	**081-12-0-308.00**
818 Rolling Creek Dr.		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENT T. BASILE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAREL JACKSON AND WIFE, HARRIET JACKSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

D. S.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being parts of Lots 249 and 250, McGavock Plan, as recorded in Book 21, page 23, R.O.D.C., Tennessee, beginning on the north margin of Cheatham Street at a point 37 feet west of an alley, running thence at right angles along the line of Peter Mullins' lot 100 feet to the line of Lot 248 of said plan; thence with said line Westwardly 37 feet to a stake; thence south' at right angles, 100 feet to Cheatham Street; thence east along Cheatham Street 37 feet to the beginning.

Being the same property conveyed to King Solomon Baptist Church, Inc., by Dr. Morgan Babb, Chairman, etc. by Warranty deed from Sara S. Robin and Sara R. Turner of record in Book 4808, page 120, Register's Office for Davidson County, Tennessee, dated March 25, 1974 and recorded on April 22, 1974. (Value or consideration shown in aforementioned deed $1,600.00.)

Being the same property conveyed to Kent T. Basile by Warranty deed from King Solomon Baptist Church, Inc. of record in Instrument No. 20190613-0056738 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 13, 2019. (Value of consideration shown in aforementioned deed $71,000.00.) Being also known as 908 Cheatham Place Nashville, Tennessee 37208.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Cheatham Place, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JANUARY, 2020.

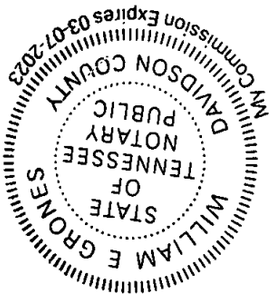
Kent T. Basile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of January, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212