Karen Johnson Davidson County
Batch# 356162 DEEDWARR
02/10/2020 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20200210-0015209

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF FEBRUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6738RG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sayed Selim		107-13-0-122.00
1202 Catina Dr		
Nashville, TN 37217		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JESSE TIMMONS JACKSON AND TOMMY JOE JACKSON AND DOROTHY ANN SHOPE AND KEITH A. JACKSON AND MELISSA LOZANO

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAYED SELIM, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 280, on the plan of Miro Meadows, First Addition, as shown by plat of record in Plat Book 1424, Page 106, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ricky H. Jackson by Warranty deed from Tyler Price Taylor, unmarried of record in Instrument No. 20050816-0096877 Register's Office for Davidson County, Tennessee, dated August 5, 2005 and recorded on August 16, 2005. Ricky H. Jackson, having died on October 17, 2018, his interest in said property being vested in his heirs at law: Jesse Timmons Jackson, Tommy Joe Jackson, Dorothy Ann Shope, Keith A. Jackson and Melissa Lozano, as shown in Case No. 19P-65, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THE GRANTORS' OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORs AND/OR THE GRANTORS' SPOUSE(S).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1202 Catina Dr, Nashville, TN 37217

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 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.

Witness my hand on the 7th day of February, 2020.

Jesse Timmons Jackson

Tommy Joe Jackson

By: Jesse Jackson, Attorney-In-Fact

Dorothy Ann Shope

By: Jesse Jackson, Attorney-In-Fact

Keith A. Jackson

Melissa Lozano

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JESSE TIMMONS JACKSON, KEITH A. JACKSON, AND MELISSA LOZANO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of February, 2020.

Notary Public

My Commission Expires: 12-15-2021

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-15-2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jesse Jackson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Tommy Joe Jackson and Dorothy Ann Shope for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Tommy Joe Jackson and Dorothy Ann Shope, and is authorized by Tommy Joe Jackson and Dorothy Ann Shope to execute this instrument on their behalf.

Witness my hand and official seal, this 7th day of February, 2020.

Notary Public

My Commission Expires: 12-15-2021

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-15-2021

File #: 20-6738RG

RECORD & RETURN TO:

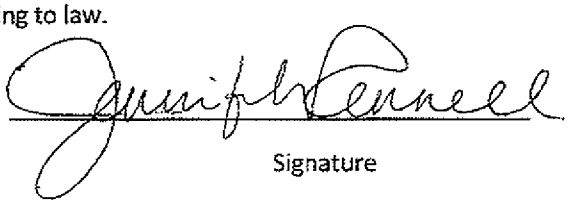
COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, **Jennifer Pennell**, 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.

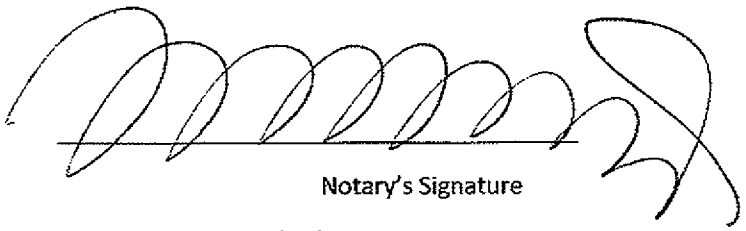


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

