Karen Johnson Davidson County
Batch# 383319 DEEDWARR
04/08/2020 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20200408-0037251

Tax Liability & Owner:
Austin Jackson
4017 Moss Road
Antioch, TN 37013

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Map 163, Parcel 059.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CARL PARKER, a married person, have bargained and sold and by these presents do hereby transfer and convey unto AUSTIN JACKSON, unmarried man, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Antioch Woods, Section One, of record in Book 9700, page 639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> And being the same property conveyed to Carl Parker, a married person, by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for GSAMP 2002-HE2, Mortgage Pass Through Certificated, Series 2002-HE2, dated December 10, 2015 and recorded December 29, 2015 at 2:57 P.M. as Instrument Number 20151229-0130759, Register's Office of Davidson County, Tennessee.
>
> This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat for Antioch Woods of record in Book 9700, page 639; Restrictive Covenants for Antioch Woods of record in Book 10901, page 25, all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AUSTIN JACKSON, unmarried man, his heirs and assigns, forever.

AND I DO COVENANT with AUSTIN JACKSON, unmarried man, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to AUSTIN JACKSON, unmarried man, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 6th day of April, 2020.

Carl Parker

**ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC**

STATE OF TENNESSEE )
COUNTY OF COFFEE )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CARL PARKER, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2020.

JESSICA FLETCHER STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Jessica Fletcher
NOTARY PUBLIC

My Commission Expires: March 13, 2024

STATE OF TENNESSEE, DAVIDSON COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 6th day of April, 2020.

Carrie Callahan
NOTARY PUBLIC

My Commission Expires: 3/8/2021

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM