Karen Johnson Davidson County
Batch# 401048 DEEDWARR
05/15/2020 01:00:38 PM 2 pgs
Fees: $13.00 Taxes: $471.75

20200515-0050769

Prepared By ~~& Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1549TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-TRA-20-580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of May, 2020.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

Commission Expiration: 07/06/20

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jane S Jackson 3901 Hydesdale Lane Nashville, TN 37218	SAME AS NEW OWNER.	034-05-0A-069.00

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, WE, **Cristi F. Heughan an unmarried woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane S Jackson Single** 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:

Property known as: 580 Thomas Jefferson Circle, Unit 69, Madison, TN 37115, County of Davidson

Being Unit No. 69 on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereon.

Being the same property conveyed to Cristi F. Heughan, an unmarried individual, by Warranty Deed from Douglas D. Lankford, unmarried, dated 08/30/2013 and recorded 09/05/2013 in Instrument No. 20130905-0093733, said Register's Office.

Tax Map and Parcel ID: 034-05-0A-069.00

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.

This is improved property known as: 580 Thomas Jefferson Circle, Unit 69, Madison, TN 37115

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 do 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 unemcumbered, 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.

LTE File No.: 20-1549TN

Witness my hand this 8th day of May, 2020.

Cristi F. Heughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2020, before me personally appeared **Cristi F. Heughan an unmarried woman**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 8th day of May, 2020.

Chasity Petty
Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Commission Expiration: 9/20/2021