Karen Johnson Davidson County
Batch# 403909 DEEDWARR
05/20/2020 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20200520-0052572

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$291,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANSEN BROUSSARD KING	FIRST BANK	**086-07-0-027.00**
(NAME)	(NAME)	
1137 JACKSONS VIEW ROAD	318 SEABOARD LN, STE 205	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MICHELLE KELLUM, UNMARRIED, FORMERLY KNOWN AS MICHELLE GOMEZ ,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANSEN BROUSSARD KING, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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. 66 on the Plan of Jackson's Retreat, Phase 1, Section Two, of record in Plat Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Michelle Gomez from John Ledsinger and April Ledsinger, husband and wife, by deed dated February 3, 2017, of record in Instrument No. 20170206-0012053, said Register's Office.

This conveyance is subject to Plan of record in Plat Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96; Declaration of Covenants, Conditions, and Restrictions of record in Book 5741, Page 360; Charter of Jackson's Retreat Homeowners Association of record in Book 5745, Page 285; By-Laws of Jackson's Retreat Homeowners Association of record in Book 5745, Page 294; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1137 JACKSONS VIEW ROAD, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 this 14th day of May, 2020.

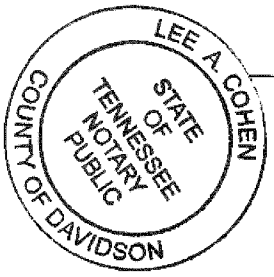
MICHELLE KELLUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 14th day of May, 2020.

My commission expires: **May 2, 2022**



Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022