THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426264

Karen Johnson Davidson County
Batch# 405755 **DEEDWARR**
05/26/2020 01:46:11 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20200526-0054053

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2020.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: William Joseph Jackson and Joanne B. Jackson 1712 Neelys Bend Road Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 063-00-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Forrest Pate, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Joseph Jackson and Joanne B. Jackson, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 11th formerly the 19 the Civil District of Davidson County, Tennessee, described as follows;

Beginning in the Center of the Neely' s Bend road at a stake, Southeast corner of the homestead tract of Susan A. Neely, widow of William Neely, deceased , a plan of which is of record in Minute a "Y" Page 458, County Court for said County, and being also Ford's Northeast corner thence with the center of said Road , North 16-3/4 degrees West 20.25 Poles to what was formerly Hooberry' s Southeast corner, continuing with the center of said Road, North 16-1/4 degrees West 11.75 Poles, Fussell's Southerly boundary line; thence with said line, South 81 degrees West 168 Poles, more or less, to a Cottonwood on Cumberland River Hooberry's Southwest corner; thence up said River in Southerly direction about 60.4 poles to Ford's Northwest corner: thence with Ford's line, North 80 degrees, East 55 poles, more or less, to a stake; thence North 9 degrees East 9 poles to a stake; thence North 17 degrees East 22 poles to a box elder; thence North 81 degrees East 102.68 poles to the beginning , containing 40 acres, more or less, There is Included in the above described , but expressly excluded therefore, 3 acres, more or less, conveyed to Raymond B. Warner and wife, Maidell Warner , by deed from Roy H. Anderson and wife, Clara B. Anderson, of record in book 1312, page 289, Register's Office for said County, and 0.23 of an acre conveyed to W.R. Anglea and wife Ada Mae Anglea, by deed from K. E. Anderson and wife, Mildred Anderson, of record in Book 1725, page 291 said Register's Office.Being the same property conveyed to Forrest B. Pate and wife, Anita M. Pate by Warranty Deed from K. E. Anderson and wife, Mildred H. Anderson, of record in Book 3346, Page 525, Register's Office for Davidson County, Tennessee, dated March 12, 1962 and recorded on March 16, 1962.

By Affidavit of Heirship of record in Instrument No. 20180129-0009026 in said Register's Office, the said Forrest B. Pate having since died October 7, 2008 leaving Anita M. Pate as surviving tenant by the entirety. Anita M. Pate having since died January 7, 2018 leaving their son Forrest Pate as the only heir at law.
Forrest Pate and Forrest B. Pate, Jr. Being one and thesame person

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Application for Greenbelt Assessment - Agricultural of record in Book 8848, Page 380 and Instrument No. 20180803-0076198, Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property located at 1712 Neelys Bend Road Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2020.

Forrest B Pate Jr. _____

Forrest Pate
AKA Forrest B. Pate, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Forrest Pate, with whom I am personally acquainted, and who acknowledged ~~that~~ he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2020.

_____
Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021