Prepared By:
Timios, Inc.

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Karen Johnson Davidson County
Batch# 419085 DEEDWARR
06/18/2020 11:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200618-0064206

After Recording Return To:
IVA MCHANEY-JACKSON
1505 24TH AVE N,
NASHVILLE, TN 37208-2309

Send Tax Bills To:
IVA MCHANEY-JACKSON
1505 24TH AVE N,
NASHVILLE, TN 37208-2309

WARRANTY DEED

PARCEL NUMBER:

THIS INDENTURE, made this 18 day of May, 2020, by and between IVA MCHANEY, A MARRIED WOMAN WHO AQUIRED TITLE AS UNMARRIED, HEREIN JOINED BY HER SPOUSE JOHN E. JACKSON, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and IVA MCHANEY-JACKSON, A MARRIED WOMAN, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of Zero Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT 46 ON THE REVISED PLAN OF FISK PARK, OF RECORD IN BOOK 2331, PAGE 114, REGISTER'S OFFICE OF SAID COUNTY, SAID LOT FRONTS 5O FEET ON THE WEST SIDE OF 24TH AVENUE NORTH AND RUNS BACK BETWEEN LINES 96.2 FEET ON THE SOUTH LINE AND 109.4 FEET ON THE NORTH LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 51.9 FEET THEREON.

PARCEL: 08114013300

BEING THE SAME PROPERTY CONVEYED TO IVA MCHANEY BY DEED FROM SALLIE LEE RECORDED 08/24/2009 IN DEED INSTRUMENT NO. 200908240079716, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1 — IVA MCHANEY-JACKSON

Witness 2 — JOHN E. JACKSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared IVA MCHANEY-JACKSON AND JOHN E. JACKSON, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18 day of May, 2020.

My Commission Expires: 09/07/2020 — Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

IVA MCHANEY-JACKSON

IVA MCHANEY-JACKSON

Sworn to and subscribed before me this 18 day of May, 2020.

My Commission Expires: 09/07/2020 — Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certification of Electronic Document:

I, DAVID GREENHALGH, 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: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: _____
Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).