This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 439452 DEEDWARR
07/17/2020 10:59:35 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20200717-0078685

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, **JENNIFER SINGLETON JACKSON AND HUSBAND, JAMES SCOTT JACKSON,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INNOVESTMENTS, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOTS NOS, 34 AND THE SOUTHERLY 20.5 FEET OF LOT NO. 35 ON THE PLAN OF IRVINGTON OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

SAID LOTS NO. 34 AND 36 FRONT 60.0 FEET EACH ON THE SOUTHERLY SIDE OF CAROLYN AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 170.5 FEET TO A DEAD LINE ON THE REAR. THE SOUTHERLY 20.5 FEET OF LOT NO. 35 IS THE REAR 20.5 FEET OF SAID LOT AND EXTENDS BETWEEN PARALLEL LINES NORTHWARDLY FROM SAID REAR LINE 20.5 FEET BETWEEN LOTS NOS. 35 AND 36 AND MEASURES 60.0 FEET IN THE WIDTH AT THE REAR AND NORTH LINES.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER SINGLETON JACKSON AND HUSBAND JAMES SCOTT JACKSON, BY QUITCLAIM DEED DATED MARCH 8, 2019 AND RECORDED ON MARCH 12, 2019 IN INSTRUMENT NO. 20190312-0022268, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1008 CAROLYN AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 15th day of July, 2020.

JENNIFER SINGLETON JACKSON

JAMES SCOTT JACKSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JENNIFER SINGLETON JACKSON AND JAMES SCOTT JACKSON. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of July, 2020.

NOTARY PUBLIC
My commission expires: 8/21/23

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$560,000.00.**

Affiant

Subscribed and sworn to before me, this the 15 day of July, 2020.

NOTARY PUBLIC
My commission expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) as follows:
INNOVESTMENTS, LLC
813 2nd Ave, South
Nashville, TN 37210

Send Tax Bills To:
Same as above

MAP/PARCEL: 072090/409.00