WARRANTY DEED

Karen Johnson Davidson County
Batch# 470939 **DEEDWARR**
09/04/2020 03:11:23 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200904-0101434

A-BW-20-1804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Margaret A Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF SEPTEMBER, 2020.

S. Denise Woods
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alchemy Aquisitions, LLC	**New Owner**	
(NAME) **1208 3rd Ave S Apt 7**	(NAME)	**081-07-0-402.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA JEAN BAILEY AND SHELLY ANN NORTH AND IRVIN T. JACKSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALCHEMY AQUISITIONS, LLC, A TENNESSEE LIMITED LIAIBILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being the Northerly 50 feet of Lots 1 and 2 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard property, as of record in Book 161, page 174, Register's Office for said County.

Said Northerly part of Lots 1 and 2 front together 50 feet on the Easterly side of Cephas Avenue and run back between parallel lines 115 feet to an alley.

Being the same property conveyed to Joseph Jackson and wife, Mattie Lee Jackson by Installment Deed from Phil Cohen and Gilbert Lee Cohen of record in Book 4404, Page 207, Register's Office for Davidson County, Tennessee, dated March 14, 1970 and recorded on March 17, 1970.

Joseph Jackson died on or about January 26, 2002, leaving Mattie Jackson as surviving tenant. The said Mattie Lee Jackson died testate on November 06, 2018. Order for Muniment of Title having been filed April 13, 2020 leaving the subject property to Irvin T. Jackson, Shelly Ann North and Barbara Jean Bailey in The Estate of Mattie Lee Jackson, of record in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 20P472.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 Cephas Street, Nashville, Tennessee 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ____ DAY OF SEPTEMBER, 2020.

Barbara Jean Bailey
Barbara Jean Bailey

Shelly Ann North
Shelly Ann North

Irvin T. Jackson
Irvin T. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212