Karen Johnson Davidson County
Batch# 512814 DEEDWARR
11/10/2020 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20201110-0132054

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 440,000.00 Affiant Subscribed and sworn to before me, this the 5th day of November, 2020. Notary Public My commission expires:

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Les Brian Sheldon	CapStar Bank	083-07-2B-002.00-CO
313 Pioneer Lane	2002 Richard Jones Rd, Suite A 300	
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON JACKSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LES BRIAN SHELDON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit 313 of Homes at 919 Crescent Hill Road, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 919 Crescent Hill Road, of record in Instrument No. 20180524-0050049, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the a portion of same property conveyed to Mark Insana and Kelly Insana, husband and wife by Warranty deed from Jacquelyn Renee Peck, a single person of record in Instrument No. 20171006-0103015 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on October 6, 2017.

Being the same property conveyed to Jason Jackson by Warranty deed from Mark Insana and Kelly Insana, husband and wife of record in Instrument No. 20191031-0111729 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on October 31, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 313 Pioneer Lane, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of November, 2020.

Jason Jackson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Nash

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

Witness my hand and seal this 5th day of November, 2020.

Notary Public

My Commission Expires: NOV 30 2024

SYLVIA B TEMPLE NOTARY PUBLIC NASH COUNTY, N. C.

True Copy Certification

I, Tamcika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tamcika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamcika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY