Record & Return to:
This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9720-RC

Karen Johnson Davidson County
Batch# 524846 DEEDWARR
12/04/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20201204-0141349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 24th day of November, 2020.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael David Jackson and Cheryl Ann Jackson 419 Northside Drive Madison, TN 37115	Ameris Bank 1800 Parkway Place 820 Marietta, GA 30067	034 04 0 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew D. Jackson and Ashley Jackson, husband and wife** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael David Jackson and Cheryl Ann Jackson, husband and wife**, 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 Lot No. 32 on the plan of North Hill Estates, Section Four, as shown by plat of record in Plat Book 3842, Page 229, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Jackson, a married man, by Warranty Deed from Patrick D. Dunlap and Holly C. Dunlap, husband and wife, of record in Instrument No. 20150417-0034343, in the Register's Office of Davidson County, Tennessee, dated April 14, 2015 and recorded on April 17, 2015.

Ashley Jackson joins in the execution of this instrument to convey any and all martial rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **419 Northside Drive, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2021 taxes, not yet due and payable and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 24th day of November, 2020.

GRANTOR:

Matthew D. Jackson

Ashley Jackson

STATE OF FL
COUNTY OF St Johns

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew D. Jackson and Ashley Jackson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of November, 2020.

JESSICA MAIHER
MY COMMISSION # GG 168436
EXPIRES: December 14, 2021

Notary Public
My Commission expires: 12/14/21

202012040141349

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

