Karen Johnson Davidson County
Batch# 536242 DEEDWARR
12/17/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20201217-0149110

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, TN 37087**

L&L#8032-15

ADDRESS NEW OWNER:
**Andrew Jackson**
**208 Ryburn Drive**
**Old Hickory, TN 37138**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Mortgage Research Center, LLC dba**
**Veterans United Home Loans**
**1400 Veterans United Drive**
**Columbia, MO 65203**

Parcel ID:
**053-02-0-101**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Anthony Pardue and wife, Kayla Dawn Pardue,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Andrew Jackson, unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the Fourth Civil District of Davidson County, Tennessee, being Lot 15 of Section One - Part Two, Addition to Fairway View, of record in Book 4675, page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Michael Anthony Pardue and wife, Kayla Dawn Knight (n/k/a Kayla Dawn Pardue) by Deed dated October 14, 2016 from Keith E. Glover and wife, Leigh Glover, of record in Instrument Number 20161024-0111880, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Ryburn Drive, Old Hickory, TN 37138. Possession is to be given on December 15, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of December, 2020.

Michael Anthony Pardue

Kayla Dawn Pardue

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Anthony Pardue and wife, Kayla Dawn Pardue,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$355,000.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 12.2.23