Karen Johnson Davidson County
Batch# 543116 DEEDWARR
12/29/2020 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,057.83
20201229-0154015

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ SUMNER
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,900.00.

Jennifer Russell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of December, 2020.

D. Paulson
NOTARY PUBLIC

My commission expires: 10-21-2021

COUNTY OF SUMNER
TENNESSEE NOTARY PUBLIC
DEBRA PAULSON

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Fredrick Jackson and Daryle Jackson (NAME)	New Owner (NAME)	34-13-278
605 Monticello Court (ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $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 **Ricky Deatherage, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Fredrick Jackson and Daryle Jackson, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 198, ON THE PLAN OF PHASE 2-B, FIRST REVISION, CEDAR BLUFF SUBDIVISION. OF RECORD IN BOOK 9700. PAGE 509, AND REVISED TN BOOK 9700. PAGE 663, 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 Ricky Deatherage by Quitclaim Deed from Bertha Neil Deatherage dated 10/11/2017 of Record in Instrument Number 20171011-0104460, Register's Office for Davidson County, Tennessee. See also Affidavits of Heirship of record in Book _202012290154010Book _202012290154011 Book _202012290154012ook _202012290154013aid Register's Office. See also Quitclaim Deeds of record in Book _202012290154014aid Register's Office.

This property is __unimproved _X_improved property known as: 605 Monticello Court, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of December, 2020.

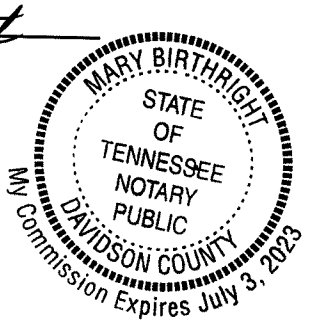
Ricky Deatherage

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 22nd day of December, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

