**NEW OWNER:**
SHAWN D. JACKSON
210 JUAREZ DRIVE
HERMITAGE, TN 37076

**SEND TAX BILLS TO:**
New Owner

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 20-1844**

**Map & Parcel No.: 06102012900**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 544404 DEEDWARR
01/04/2021 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,156.25
20210104-0000356

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twelve Thousand Five Hundred and 00/100 Dollars ($312,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EMMA GANET GOODMAN JOHNSON,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SHAWN D. JACKSON, a married man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 32 on the plan of Section Two Gra-Mar Acres, of record in in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 32, which is a corner lot, fronts 130 feet on the westerly margin of Saunders Avenue and fronts 140 feet on the southerly margin of Lemont Drive, said frontages being joined by a curve having a length of 31.90 feet, and extends back 160 feet on the southerly line and 147.1 feet on the westerly line to a point of intersection.

Being the same property conveyed to ALYCE FAYE GOODMAN and EMMA GANET GOODMAN JOHNSON, as joint tenants with right of survivorship, by Quitclaim Deed from Percy Wilkins, Jr., Trustee, dated August 23, 1983, and of record in Book 6253, Page 865, Register's Office for DAVIDSON County, Tennessee. Alyce Faye Goodman is now deceased, therefore vesting title to the property herein to Emma Ganet Goodman Johnson.

THIS IS IMPROVED PROPERTY more commonly known as **4507 SAUNDERS AVENUE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 74, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 18th day of December, 2020.

Emma Ganet Goodman Johnson
EMMA GANET GOODMAN JOHNSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EMMA GANET GOODMAN JOHNSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

**********

The actual consideration or value, whichever is greater, for this transfer is **$312,500.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

**Certificate of Authenticity**

**I, Jill Neely, do hereby make oath that I am a license 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.**

Jill M Neely

**Signature**

**State of** Tennessee

**County of** Davidson

**Personally appeared before me** Courtney Jacks **a notary public for this county and state,** Jill Neely **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:** 5/7/2024

**Notary's Seal (If on paper)**

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024