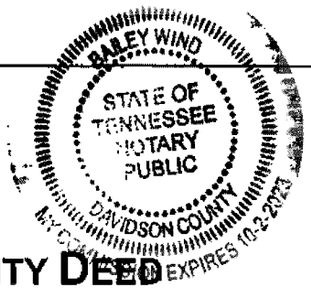
Karen Johnson Davidson County
Batch# 562509 DEEDWARR
01/27/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20210127-0012090



WARRANTY DEED

JACKSON-T21002

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF January, 2021.

(Affix Seal) Notary Public

My Commission Expires: 10-2-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mitchell Jackson and Kate Jackson	NEW OWNERS	042.13-0-067.00
136 Port Drive		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, 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, DERRICK DEMONTA BAILEY, unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MITCHELL JACKSON AND KATE JACKSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 97 on the Plan of Sherry Heights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee.

Said lot No. 97 fronts 101 feet on the Westerly side of Port Drive and extends back 304.3 feet on the Southerly line and 349.3 feet on the Northerly line to a dead line, measuring 147 feet thereon. Description is the same as in the previous Deed of record.

Being the same property conveyed to Derrick Demonta Bailey, unmarried man, from Ana Galvin, married, by deed of record in Instrument No. 201703080022739 on 3-6-2017 and recorded 3-8-2017, Register's Office for Davidson County, Tennessee

( ) unimproved
This is (X) improved property known as 136 Port Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of January, 2021 :

Derrick Demonta Bailey

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Hannah, a Notary Public in and for said County and State, the within named DERRICK DEMONTA BAILEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 21st day of January, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021