This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 568540 **DEEDWARR**
02/04/2021 10:21:44 AM 2 pgs
Fees: $13.00 Taxes: $1,874.05
20210204-0016270

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater is $506,500.00.

Affiant

Subscribed and sworn before me this the 3 day of February, 2021.

Notary Public
My commission expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Larry Tom Jackson and Camilla Sara Jackson 1420 Gartland Ave Nashville, TN 37206	New Owner	083-09-0 343.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES VALENTINE AND AMANDA VALENTINE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LARRY TOM JACKSON AND CAMILLA SARA JACKSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Valentine, an unmarried woman, and James Valentine, an unmarried man, by deed dated 02/19/2019, from Will Holland, unmarried, of record in Instrument No. 20190225-0017081, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1420 Gartland Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of February, 2021.

James Valentine by Amanda Valentine Attorney in fact

James Valentine
BY: Amanda Valentine as Attorney-in-Fact

Amanda Valentine

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3 day of February, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Amanda Valentine with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Valentine by Specific POWER OF ATTORNEY dated January 26, 2021, and who acknowledged that he executed the same as the free act and deed of James Valentine.

Witness my hand and official seal this 3 day of February, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda Valentine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of February, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022