Karen Johnson Davidson County
Batch# 584616 DEEDWARR
03/04/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20210304-0028224

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th **DAY OF FEBRUARY, 2021.**

Julie Bailey
Notary Public

MY COMMISSION EXPIRES:
9-2-2024
(AFFIX SEAL)

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01232

Address of New Owner:	Send Tax Bills to:	Tax Information:
Barbara Weiss 2002 Salem Mason Dr Nashville, TN 37208	Same As Owner	081-06-0-216.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Annette Lorraine Jackson, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Barbara C. Weiss, a married woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the plan of Cumberland Gardens, Section Four, as shown by plat of record in Book 3106, Page 24, 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 Henry Starnes, Jr. and wife, Annie K. Starnes by deed from Pyramid Property Company, dated October 11, 1961, recorded October 17, 1961, of record in Book 3285, Page 309, in the Register's Office for Davidson County, Tennessee. The said Henry Starnes, Jr. having since died married to Annie K. Starnes on July 29, 2009. The said Annie K. Starnes died widowed and intestate on October 22, 2009.

Further being the same property conveyed to Annette Lorraine Jackson by Quitclaim Deed from Annette Lorraine Jackson, dated July 21, 2017, recorded July 27, 2017, of record in Instrument No. 20170727-0076077, in the Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20170724-0074570, said Register's Office.

The subject property is not the primary residence of the Grantor, their spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2002 Salem Mason Dr, Nashville, TN 37208

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 assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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 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 24 day of February, 2021

Annette Lorraine Jackson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Annette Lorraine Jackson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 24 day of February 2021.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

