WARRANTY DEED

Karen Johnson Davidson County
Batch# 599379 DEEDWARR
03/24/2021 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210324-0038721

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00
Velma Vernita Jackson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF March, 2021.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 086
Velma Vernita Jackson 1440 Autumn Knoll Hermitage, Tennessee 37076	Mortgage Solutions of Colorado, LLC 5455 N Union Blvd Colorado Springs, Colorado 80918	GROUP 08 0 PARCEL 025.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Zahra Mohammadi - Baker n/k/a Zahra Bakerand Gregory Baker, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Velma Vernita Jackson, married

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 126, Phase III on the Plan of Jackson's Retreat, as of record in Plat Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Zahra Mohammadi, unmarried person, by Warranty Deed from Carl Burton Jr., married, dated October 29, 2001 and filed of record in Instrument No. 20011107-0122137, in the Register's Office for Davidson County, Tennessee.

GREGORY BAKER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1440 Autumn Knoll, Hermitage, Tennessee 37076.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; 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 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 and official seal at office this 19th day of March, 2021.

Zahra Mohammadi - Baker

Gregory Baker

STATE OF Tennessee
COUNTY OF Davidson

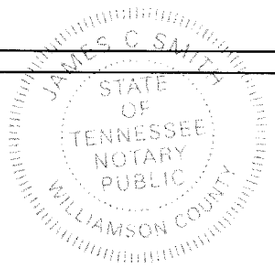
Personally appeared before me, Zahra Mohammadi - Baker and Gregory Baker, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2021.

My Commission Expires

NOTARY PUBLIC

My Commission Expires: January 23, 2023



PLEASE RETURN TO:
Closing Title Company

Mid Town Title LLC
313 East Main Street, #2
Hendersonville, TN 37075

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

File No.: 1-10892-TH

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

