Karen Johnson Davidson County
Batch# 606958 DEEDWARR
04/05/2021 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20210405-0044263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2021.

NOTARY PUBLIC

My Commission Expires: 11-16-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Arsenault 208 Ryburn Drive Old Hickory, TN 37138	New Owner	053-02-0-101.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANDREW JACKSON AND CORTNEY BREANN JACKSON, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL G. ARSENAULT, SINGLE MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Fairway View, Section One, Part Two, of record in Plat Book 4675, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW JACKSON, UNMARRIED MAN, by deed from MICHAEL ANTHONY PARDUE AND WIFE, KAYLA DAWN PARDUE, of record in Instrument No. 20201217-0149110, dated December 15, 2020, said Register's Office.

This improved property is known as 208 Ryburn Drive, Old Hickory, TN 37138.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26 day of February, 2021.

Andrew Jackson

Cortney Breann Jackson

State of WV)
County of Wood)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of FEB, 2024

Karen A Turner
Notary Public

My commission expires: 10-2-24

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Karen A Turner
5507 13th Avenue
Vienna, WV 26105
My Commission Expires October 2, 2024

202104050044263

ALL - PURPOSE ACKNOWLEDGMENT

State of Tenn
County of Davidson

On 3/5/21 (DATE) before me, Dennis L Lewis Jr, (NOTARY)

Personally appeared, Courtney Jackson, (SIGNERS)

☐ Personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS my hand and official seal.

(NOTARY SIGNATURE)

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER(PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

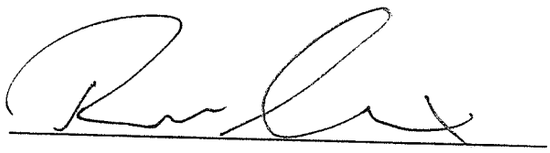
OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) or ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

Certificate of Authenticity

I, Ryan Lux, 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.

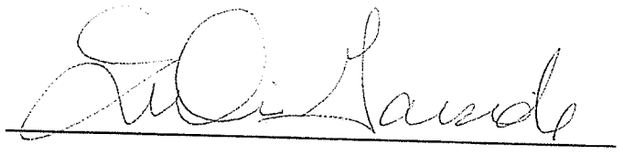


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

