Karen Johnson Davidson County
Batch# 627338 DEEDWARR
05/03/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210503-0058814

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,000,000.00.**

Affiant

Subscribed and sworn to before me, this the 30 day of April, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP	**HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP**	**130-16-0-017.00**
4219 Hillsboro Pike, Ste 330	**4219 Hillsboro Pike, Ste 330**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER JACKSON AND HUSBAND, CHARLES E. JACKSON, III**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled the Plan of Echo Hills Subdivision of Lot Nos. 6 and 7 of Tyne Meade Subdivision, of record in Book 1835, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JENNIFER RUSSELL, A SINGLE WOMAN, by deed from JOHN J. DAVIS AND WIFE, MARY B. DAVIS, of record as Instrument No. 20120103-0000533, dated December 30, 2011, said Register's Office.

JENNIFER RUSSELL JACKSON (F/K/A JENNIFER RUSSEL) further conveyed said property by Quitclaim Deed unto JENNIFER JACKSON AND HUSBAND, CHARLES E. JACKSON, III of record as Instrument No. 20180410-0033703, dated April 5, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, AND ALL Matters shown on the Plan of record in Book 1835, page 76, said Register's Office, Restrictive Covenants contained in instrument of record in Book 1727, page 141, said Register's Office.

This is improved property known as 4532 Alcott Drive, Nashville, TN 37215.

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, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, its successors 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 30th day of April, 2021

JENNIFER JACKSON

CHARLES E. JACKSON, III

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JENNIFER JACKSON AND HUSBAND, CHARLES E. JACKSON, III,** 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, at office, this 30th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Wesley D. Turner, 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, the undersigned, a notary public for this county and state, Wesley D. Turner, 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: 10/17/23

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY