Karen Johnson Davidson County
Batch# 632689 DEEDWARR
05/10/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20210510-0062684

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1409TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 635,000.00.

Affiant

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of May, 2021.

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Chandler Sexton and Mitchell Sexton 816 Rodney Drive Nashville, TN 37205	SAME AS NEW OWNER	115-09-0-052.00

WARRANTY DEED

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, I, **Gretchen P. Jackson, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chandler Sexton and Mitchell Sexton, wife and husband,** 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:

Property known as: 816 Rodney Drive, Nashville, TN 37205, County of Davidson

Being Lot 165, Plan of West Meade Hills, Section 8, as shown on plat of record in Plat Book 3600, Pages 61 and 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 165 fronts 150 feet on the southeasterly margin of Rodney Drive and extends back 169.27 feet on the northeasterly line and 329.19 feet on the southeasterly line to a dead line in the rear, measuring 219.25 feet thereon.

Being the same property previously conveyed to Gretchen P. Purcell, an unmarried woman, by Warranty Deed from Michael Scott Bailey and Jennifer Bailey, husband and wife, dated 06/28/2006 and recorded 06/30/2006 in Instrument No. 20060630-0078430, said Register's Office.

Being the same property conveyed to Gretchen P. Jackson by Quitclaim Deed from Gretchen P. Purcell dated 07/29/2011 and recorded 08/01/2011 in Instrument No. 20110801-0058481, said Register's Office.

Tax Map and Parcel ID: 115-09-0-052.00

Gretchen P. Jackson and Gretchen P. Purcell being one and the same person.

Charles Heath Jackson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 816 Rodney Drive, Nashville, TN 37205

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 unemcumbered, 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 this 7th day of May, 2021.

Gretchen P. Jackson

Charles Heath Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2021, before me personally appeared **Gretchen P. Jackson and Charles Heath Jackson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of May, 2021.

Notary Public
Commission Expiration:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 21-1409TN

True Copy Certification

I, **Laura Desmond** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Desmond

Laura Desmond

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Laura Desmond** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M Jones

Christy M. Jones
My Commission Expires:

SEAL

