# WARRANTY DEED

Karen Johnson Davidson County
Batch# 638144 DEEDWARR
05/18/2021 10:27:30 AM 2 pgs
Fees: $13.00 Taxes: $888.37

20210518-0066759

R-SB-VIBE-21-224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CLOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Stacie A. Huckeba** | **Same as New Owner** | |
| (NAME) | (NAME) | **043-13-0-308.00** |
| **224 Hickory Street** | **Same as New Owner** | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM J. JACKSON AND MARY A. MOORE JACKSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACIE A. HUCKEBA, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34, Block D, on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, 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 Adam L. Jackson, an unmarried man and Mary A. Moore, an unmarried woman, as tenants in common by Warranty deed from Philippe Francoz, Trustee and Sylvie Francoz, Trustee of the Francoz Family Trust Dated May 30, 2006 of record in Instrument No. 20160405-0032445 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016.

The said Mary A. Moore having since married and now being known as Mary A. Moore Jackson.

The said AdamJ. Jackson having been erroneously referred to as Adam L. Jackson. Adam J. Jackson and Adam L. Jackson are one and the same.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **224 Hickory Street, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of a l 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 the 13th DAY OF MAY, 2021.

Adam J. Jackson

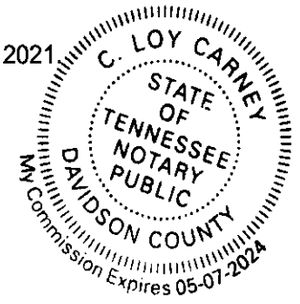
Mary A. Moore Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM J. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

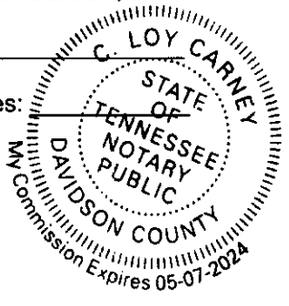



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY A. MOORE 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212