WARRANTY DEED

Karen Johnson Davidson County
Batch# 643356 DEEDWARR
05/25/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210525-0070372

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vincent Jackson	Vincent Jackson	131-02-0-A-003.00 CO
(NAME)	(NAME)	
3600 Hampton Avenue	3600 Hampton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Morgan L. Lomax, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent Jackson and Annette Olsen, as joint tenants with right of survivorship,** 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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. A-3 in a Horizontal Property Regime of Hobbs House Condominium Apartments, of record in Book 4595, page 74, and as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Morgan L. Lomax and wife, Juanita Lomax, by Warranty Deed from Erica Lane Morrow and Ricky L. Morrow, dated June 28, 2006, of record in Instrument No. 20060630-0078290, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Morgan L. Lomax, an unmarried woman and Juanita Lomax, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed from Morgan L. Lomax, an unmarried woman and Juanita Lomax, an unmarried woman, who acquired title incorrectly as Morgan L. Lomax, and wife, Juanita Lomax, dated March 13, 2009, of record in Instrument No. 20090616-0056049, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Morgan L. Lomax, an unmarried woman, by Quitclaim Deed from Morgan L. Lomax, an unmarried woman, and Juanita Lomax, an unmarried woman, as joint tenants with rights of survivorship and not as tenants in common, dated October 28, 2016, of record in Instrument No. 20161104-0117174, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2116 Hobbs Road, Unit A-3, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 4595, page 74 and Book 5200, page 54; Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments, of record in Book 5289, page 515; Book 5292, page 958; Book 5293, page 612; Book 6822, page 893; Book 7802, page 299 and Book 7824, page 974, Register's Office for Davidson County, Tennessee. See also Appointment of Successor Trustee of record in Book 8483, page 670; Articles of Incorporation/Charter of record in Book 5296, page 689; Easement for Comcast Nashville I, LLC, of record in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250; Conveyance of common area of record in Book 5848, page 179; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 21st day of May, 2021.

Morgan L. Lomax

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Morgan L. Lomax, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of May, 2021.

Notary Public
My Commission Expires: _____

File No.: 34330

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023