Karen Johnson Davidson County
Batch# 650183 DEEDWARR
06/04/2021 04:07:01 PM 2 pgs
Fees: $13.00 Taxes: $1,492.95
20210604-0075527

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $403,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 4/9/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam J. Jackson and Mary A. Jackson 1213 Neelys Bend Road Madison TN 37115	New Owner	Tax Parcel ID No. 052-00-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew W. Thomas and Kelsey R. Thomas, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Adam J. Jackson and Mary A. Jackson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and further described as follows; to-wit:

Being the southern part of Lot No. 7 fronting on Neelys Bend Road on the map showing the subdivision of Mrs. Margaret L. Compton's land and described according to a survey made by Robert L. Syler, P.E. on May 1,1969, as follows:

Beginning at a point in the northern margin of Neely's Bend at the southeast corner of Lot No. 6; thence with the line between Lot No. 6 and 7, N 30 deg. 22' E, 265.14 feet to an iron pin; thence with the line between Odom Sausage Co., Inc. and described property S 60 deg. 11' E, 150.00 feet to an iron pin in the boundary of Schoolside Heights Subdivision; thence with said boundary, S 31 deg. 01' W, 300.94 feet to an iron pin in the northern margin of Neelys Bend Road; thence with the margin of said Road, N 46 deg. 17' W, 150.00 feet to the beginning, containing 0.97 acres, more or less.

Being the same property conveyed to MATTHEW W. THOMAS and KELSEY R. THOMAS, HUSBAND AND WIFE, by deed from FRANK W. PEGRAM and wife, KRISTIN PEGRAM, of record in Instrument No. 20170425-0040349 , dated April 20, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 052-00-0-040.00.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property located at 1213 Neelys Bend Road Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2021.

Matthew W. Thomas

Kelsey R. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew W. Thomas and Kelsey R. Thomas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09 2022

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. 458-KY-21-1213