Karen Johnson Davidson County
Batch# 663530 DEEDWARR
06/24/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210624-0085336

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00 Katie D Affiant Subscribed and sworn to before me, this 17th day of June, 2021. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: David Sweet PO Box 494 Murphys, CA 95247	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 114-14-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA GUTIERREZ JACKSON N/K/A MARIA C. JACKSON,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID SWEET, UNMARRIED** ("Grantee"), his 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, being Unit No. A on the plan of The Homes at 208 Forrest Valley Circle, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 208 Forrest Valley Circle, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201120-0136810, as corrected in Instrument No. 20210621-0083566. Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ROGERS S. JACKSON AND WIFE, MARIA C. JACKSON, by deed from ROGER D. MANNING AND WIFE, CAROLYN F. MANNING, of record in Book 6848, Page 302, dated April 25, 1986, as corrected in deed in Book 6848, Pager 703, dated April 25, 1986, said Register's Office.

Further being the same property conveyed to ROGERS S. JACKSON AND MARIA C. JACKSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ROGERS S. AND MARIA C. JACKSON REVOCABLE TRUST, DATED 7/10/2006, by quitclaim deed from ROGERS A. JACKSON, BEING ONE AND THE SAME AS ROGERS S. JACKSON, AND WIFE, MARIA C. JACKSON, of record in Instrument No. 20060725-0089267, dated July 10, 2006, said Register's Office.

Further being the same property conveyed to MARIA GUTIERREZ JACKSON, by quitclaim deed from ROGERS S. JACKSON, TRUSTEE AND MARIA C. JACKSON, TRUSTEE, of record in Instrument No. 20100714-0055210, dated June 10, 2010, said Register's Office. See also Final Decree of Divorce in Instrument No. 20150302-0018007, said Register's Office.

This is improved property commonly known as: **208 Forrest Valley Circle, Unit A, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 17th day of June, 2021.

Maria Jackson N/K/A Maria C. Jackson

MARIA GUTIERREZ JACKSON N/K/A MARIA C. JACKSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA GUTIERREZ JACKSON N/K/A MARIA C. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of June, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

True Copy Certification

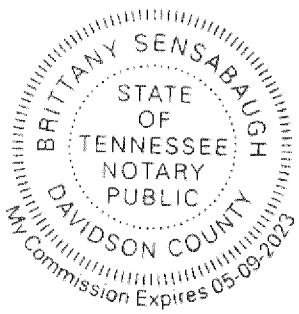
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

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



Notary Public

My Commission Expires: 05-09-23