WARRANTY DEED

Karen Johnson Davidson County
Batch# 675446 **DEEDWARR**
07/13/2021 09:23:57 AM 2 pgs
Fees: $13.00 Taxes: $1,653.90

20210713-0093763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0436-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jane Elizabeth Waddell and Mickey James Waddell	Jane Elizabeth Waddell and Mickey James Waddell	187-09-0A-205.00-CO
(NAME) 2178 Kirkwall Drive	(NAME) 2178 Kirkwall Drive	
(ADDRESS) Nolensville, TN 37135-2000	(ADDRESS) Nolensville, TN 37135-2000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Seven Thousand And No/100 Dollars ($447,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JIA YING WANG-JAGGERS (FKA JIA YING WANG) AND JUSTIN COLE JAGGERS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANE ELIZABETH WADDELL AND MICKEY JAMES WADDELL, 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:

Land in Davidson County, Tennessee, being lot No. 205 on the Plan of Burkitt Village Phase One Section One of record in Instrument No. 20130719-0075067 corrected by Surveyors Certificated of Correction of record in Instrument No. 20130805-0081861, Registers Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jia Ying Wang and Justin Cole Jaggers, as joint tenants with right of suvivorship by Warranty deed from Jeffrey A. Glick and Lynn Smith Glick f/k/a Lynn Smith, husband and wife of record in Instrument No. 20160503-0043618 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016.

This is:

unimproved ☐

improved ☒ property, known as 2178 Kirkwall Drive, Nolensville, TN 37135-2000

(House No.) (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 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 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 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 our hands this 12th day of July, 2021.

Jia Ying Wang-Jaggers

Justin Cole Jaggers

State of Tennessee
County of Davidson

On this 12th day of July, 2021, before me personally appeared Jia Ying Wang-Jaggers and Justin Cole Jaggers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12th day of July, 2021.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY