WARRANTY DEED

Karen Johnson Davidson County
Batch# 676105 DEEDWARR
07/13/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210713-0094393

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Andrea Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF July 2021

Jacqueline D. Brown
Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Obee	New owners	
(NAME)	(NAME)	07002004700
2607 Lost Cove	at owners	
(ADDRESS)	(ADDRESS)	
Bowling Green KY, 42104	address	
(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, **Marie Jackson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Obee, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 5 on the unrecorded Plan of the Subdivision of the J.S. Spurlock Lands, described partly according to a survey made by Z. J. Wilkinson, Surveyor, June 17, 1963, as follows:

Beginning on the southwesterly margin of Old Buena Vista Road at the southeast corner of the property conveyed to James Walton and wife, by deed from M. H. Webb and wife, of record in Book 3671, Page 464, Register's Office for said County; thence with Walton's southerly line south 27° 05' west 214 feet; thence south 14° 15' east 35feet to the northwest corner of the prperty conveyed to Fannie Ray Hancock by deed from M. H. Webb and wife, of record in Book 3787, Page 450, said Register's Office; thence with Hancock's northerly line nroth 33° 15' east 239 feet to the southwesterly margi of Old Buena Vista Road; thence with said Road northwesterwardly 55 feet to the beginning.

Being the same property conveyed to Marie C. Leavell Jackson, by virtue of that certain Quit Claim Deed dated March 1, 1993, and being of record at Book 8881, Page 658 in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Marion Jackson and wife, Marie Jackson by virtue of Installment Deed dated June 21, 1978 at Book 5316, Page 859, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2641 Old Buena Vista Pike Nashville, TN 37218
(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 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 my hand this 9th day of July, 2021.

Marie Jackson

Marie Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marie Jackson,**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of July, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 1-8-22



Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/2021.

Date

Affiant Signature

7/12/2021

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

My Commission Expires: 9-7-21

Date

Notary's Seal (if on paper)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021