Karen Johnson Davidson County
Batch# 685065 **DEEDWARR**
07/28/2021 10:33:31 AM 6 pgs
Fees: $33.00 Taxes: $1,850.00

20210728-0101408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01589

Address of New Owner:	Send Tax Bills to:	Tax Information:
Turnkey Builders LLC 842 Cherokee Ave Nashville, TN 37207	Turnkey Builders LLC 909 Thomas Ave, Ste D Nashville, TN 37216	072-09-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Thomas Jackson, a single person, Johnny Lloyd Jackson, a married person, Sandra J. Mayberry, a married person, Donna Sue Jackson, a single person and Ruth Aileen Trolinger, a single person, all Heirs at law of Weader Hall Jackson, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Turnkey Builders LLC**, hereinafter called the Grantees, their successors 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 the West 50 feet of Lot No. 36 and the East 12 1/2 feet of Lot No. 34, on the plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as shown by plat of record in Book 332, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots adjoin and front together 62 1/2 feet on the South side of Cherokee Avenue and run back between lines, 325 feet, more or less, on the West line of part of Lot No. 34, 329.8 feet, more or less, on the East line of Lot No. 36 to a dead line, on which they measure 62 1/2 feet.

Being the same property conveyed to Henry T. Jackson and wife, Weader Hall Jackson by deed from Charles M. Oglesby and wife, Lona C. Oglesby, dated January 3, 1959, recorded January 7, 1959, of record in Book 2861, Page 233, in the Register's Office for Davidson County, Tennessee. The said grantees having since divorced by Final Decree of the Probate Court of Davidson, entered May 8, 1969 in Docket No. 54118. Said Decree awarded the subject property to Weader Hall Jackson.

Further being the same property conveyed to Weader Hall Jackson by Final Decree from Henry Thomas Jackson, dated May 8, 1969, recorded December 23, 1970, of record in Book 4468, Page 902, in the Register's Office for Davidson County, Tennessee. Title was divested out of Henry Thomas Jackson in said Final Divorce Decree. The said Weader Hall Jackson having since died unmarried and intestate on March 9, 2020. Charles Thomas Jackson, Johnny Loyd Jackson, Sandy Jackson Mayberry, Donna Sue Jackson Perciual, and Ruth Aileen Jackson Trolinger, are the Heirs at law of Weader Hall Jackson, deceased.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: JW-TAG-21-842

The subject property is not now nor has it ever been the principal residence of Johnny Lloyd Jackson or Sandra J. Mayberry, nor any spouse or minor children.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 842 Cherokee Ave, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of July, 2021

Charles Thomas Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Thomas Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, 37207, this 13th day of July, 2021.

W. Brad Lehman
Notary Public
My commission expires: 9/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this 13th day of July, 2021

Johnny Lloyd Jackson

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Johnny Lloyd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 13th day of July, 2021.

Notary Public
My commission expires: 03/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 13 day of July, 2021

Sandra J. Mayberry

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra J. Mayberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at 89 S. Alcaniz St Pensacola, FL, this 13 day of July, 2021.

Amanda Carleen Mitchell
Notary Public
My commission expires: 3-14-2022

AMANDA CARLEEN MITCHELL
Notary Public, State of Florida
Commission# GG 196576
My comm. expires Mar. 14, 2022

WITNESS my hand this 13th day of July, 2021

Donna Sue Jackson

STATE OF Tennessee
COUNTY OF Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Sue Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Dickson, TN, this 13th day of July, 2021.

Notary Public

My commission expires: _____

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 09-24-2024

WITNESS my hand this 13 day of July, 2021

Ruth Aileen Trolinger

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ruth Aileen Trolinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Pensacola FL, _____, this 13th day of July, 2021.

July 2021

Notary Public
My commission expires: _____

SANDRA K. KING
Notary Public - State of FL
Comm. Exp. February 3, 2023
Comm. No. GG288489