Karen Johnson Davidson County
Batch# 686153 DEEDWARR
07/28/2021 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210728-0101760

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G21-13241

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terrell A. Harper (NAME)	New Owner (NAME)	061-16-0-047
1042 Edgewater Circle (STREET ADDRESS)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joyce Faye Jackson, an unmarried woman and Joyce Faye Jackson, as Devisee Under the Last Will and Testament of Lois Jean Hatcher**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrell A. Harper, a married man**, 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 the southerly 30 feet of the westerly 190 feet of Lot No. 32, the northerly 30 feet of the westerly 40 feet of Lot No. 37 and the northerly 30 feet of Lots Nos. 38, 39 and 40, of Block "A" on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for said County.

Being the same property conveyed to Lois Jean Hatcher and Joyce Faye Jackson, as tenants in common by Deed dated April 27, 1973, recorded May 1, 1973, in Book 4703, Page 250, in the Register's Office of Davidson County, Tennessee. The said Lois Jean Hatcher died November 23, 2012. See Probate Case 83CH1-2013-PR-306 in Sumner County Chancery Court, Probate Division, Sumner County, Tennessee naming Joyce Faye Jackson Devisee Under the Last Will and Testament of Lois Jean Hatcher.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1353 Cardinal Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 27th day of July, 2021.

Joyce Faye Jackson

Joyce Faye Jackson

Joyce Faye Jackson, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2021, before me personally appeared Joyce Faye Jackson, 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's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joyce Faye Jackson, Devisee under the Last Will and Testament of Lois Jean Hatcher. with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of July, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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/ /2021 (date of document).

Affiant Signature

7/28/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY