Karen Johnson Davidson County
Batch# 686200 DEEDWARR
07/29/2021 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210729-0101824

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000.00

Elaine C Nelsen
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/16/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/23/25

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4156

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Janet H. Jackson Revocable Trust** | Janet H Jackson<br>14 Bridu Rd. | 172-12-0B-214.00-CO |
| 601 Cobble Court | Peterborough NH 03458 | |
| Nashville, TN 37211 | " | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Michael Duke and Jamie Duke, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Janet H. Jackson, Trustee of The Janet H. Jackson Revocable Trust**

HEREINAFTER CALLED THE GRANTEE(S), 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. 274 on the Plan of Bradford Hills, Section Eleven of record in Plat Book 7900, Page 496, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Duke and Jamie Duke, husband and wife by Warranty deed from Troy C. Nelsen, unmarried of record in Instrument No. 20130716-0073264 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 16, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 601 Cobble Court Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 16, 2021.

Michael Duke

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Michael Duke, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 16, 2021.

Notary Public

My Commission Expires: 4-23-25

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**File #: 2021-4156**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

Witness my hand on July 16, 2021.

Jamie Duke

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Jamie Duke, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 16, 2021.

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 2021-4156**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

**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 7/16/21 (date of document).

Affiant Signature

7/22/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd 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