Karen Johnson Davidson County
Batch# 691593 DEEDWARR
08/05/2021 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210805-0105737

WHEN RECOREDED MAIL TO:
TIMIOS, INC
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

R#2323374

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HEATHER JACKSON AND THOMAS L INGRAM III	HEATHER JACKSON AND THOMAS L INGRAM III	064-13-0-045-00
4312 WOODS ST OLD HICKORY, TN 37138	4312 WOODS ST OLD HICKORY, TN 37138	

For good consideration, I (We) **HEATHER JACKSON, NOW MARRIED, WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN AND HOLLIE JACKSON AND GREGORY JACKSON, WIFE AND HUSBAND,** whose mailing address is 4312 WOODS ST, OLD HICKORY, TN 37138, hereby bargain, deed and convey to **HEATHER JACKSON AND THOMAS L. INGRAM III WIFE AND HUSBAND,** whose mailing address is 4312 WOODS ST, OLD HICKORY, TN 37138, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54, BLOCK 3 ON THE PLAN OF BERRYVILLE OF RECORD IN PLAT BOOK 421, PAGE 117, 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 HEATHER JACKSON, AN UNMARRIED WOMAN AND HOLLIE JACKSON AND GREGORY JACKSON, WIFE AND HUSBAND BY DEED FROM ALEXANDER W. GRAF AND MERRILEE V. GRAF RECORDED 09/17/2019 IN DEED INSTRUMENT NO. 201909170093918, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 064-13-0-045-00

Property Address: 4312 WOODS ST, OLD HICKORY, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 8 day of July 2021.

HEATHER JACKSON

HOLLIE JACKSON

GREGORY JACKSON

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 8 day of July 2021, before me personally appeared **HEATHER JACKSON AND HOLLIE JACKSON AND ~~GREGORY~~ JACKSON,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Ella K Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Heather Jackson
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8 day of July, 2021.

Ella K Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
HEATHER JACKSON AND THOMAS L. INGRAM III
4312 WOODS ST
OLD HICKORY, TN 37138

Name and Address of property owner:
HEATHER JACKSON AND THOMAS L. INGRAM III
4312 WOODS ST
OLD HICKORY, TN 37138

True Copy Certification

I, LINDA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. **Warranty Deed July 8, 2021**

Date: **8/2/2021**

Linda Brown
Signature

State of CALIFORNIA

County of LOS ANGELES

Personally appeared before me, **Melody Bass**, a notary public for this county and state, **Linda Brown** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Date: **8/2/2021**

Melody Bass
Notary's Signature

My Commission Expires: 09/15/2021
Notary' Seal (if on paper)

