Karen Johnson Davidson County
Batch# 693512 DEEDWARR
08/09/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210809-0107112

WARRANTY DEED 2021-301	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of August, 2021. (Affix Seal) Notary Public My Commission Expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marissa Jackson and Rodney Jackson 1601 Pineview Drive Nashville, TN 37207	CMG Mortgage, Inc., 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	050.03-0-087.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Sovereign Investments, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Marissa Jackson and Rodney Jackson, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 87 on the Plan of Bellshire Terrace, Section Two, as of record in Book 6250, pages 673 and 674, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sovereign Investments LLC from William H. Lockridge and wife, Nola D. Lockridge by Warranty Deed dated June 30, 2020 and recorded July 13, 2020 in Instrument #20200713-0076101, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1601 Pineview Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

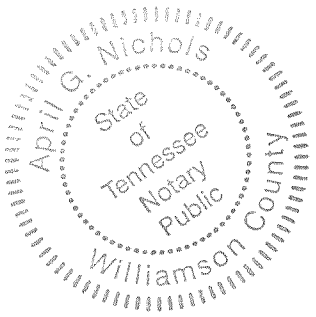
Witness my/our hand(s) this 5th day of August, 2021.

Sovereign Investments, LLC
By: Nathaniel Claybrooks Jr., Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Nathaniel Claybrooks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Sovereign Investments, LLC LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Sovereign Investments, LLC, as Managing Member.

Witness my hand and seal this 5th day of August, 2020.



NOTARY SIGNATURE
Notary Expires: 6-24-2023

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 8/6/21.

Tori Cole

Affiant Signature

Date: 8/6/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 6, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

