Karen Johnson Davidson County
Batch# 693750 DEEDWARR
08/10/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210810-0107423

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $100,000.00.

Affiant

Subscribed and sworn before me this the 6th day of August, 2021.

Notary Public
My commission expires: 12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul E. Jackson	New Owner	163-11-0B 068.00
120 Beech Forge Dr.		
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY ELLEN PATTERSON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAUL E. JACKSON AND JODI A. JACKSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 of Bell Forge Village, a Planned Unit Development, the Plat of which is of record in Book 6250, page 131, as revised in Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Wayne Patterson and Mary Ellen Patterson, husband and wife, by deed dated 09/17/2004, from Jerry W. Jones, unmarried, of record in Instrument No. 20040923-0114570, Register's Office for said County. The said John Wayne Patterson has since died, October 5, 2006, vesting sole ownership in Mary Ellen Patterson as surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 120 Beech Forge Dr., Antioch, TN 37013.

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/or 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 successors, 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.

MEP
W
PES.

Witness my hand this the 6th day of August, 2021.

Mary Ellen Patterson

Mary Ellen Patterson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ellen Patterson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2021.

My commission expires:
12/30/24

Notary Public

My Commission Expires:

Notary Public



JJ
AEJ

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/6/21.

Affiant Signature

8/9/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY