(1)

Karen Johnson Davidson County
Batch# 700723 DEEDWARR
08/19/2021 10:42:24 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20210819-0112290

Prepared by ~~and Return to:~~
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson
The actual consideration or value, whichev
$ 215,000.00

Affiant

Subscribed and Sworn before me this 18th day of August, 2021.

Notary Public
My commission expires: 12/14/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Stephen P. Jackson 313 Cedarcreek Drive, Nashville, TN 37211	Bank of England 5 Statehouse Plaza, Suite 500 Little Rock, AR 72201	173-01-0-271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Montana Simmons, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **STEPHEN P. JACKSON, A SINGLE MAN,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, Lot No. 25B, as shown on the map entitled of Zone Lot Division Lots 25 and 26 Section V, Monte Carlo, of record in Plat Book 6250, page 383, amended in Plat Book 6900, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 25-B fronts 39.98 feet on the northerly margin of Cedarcreek Drive and extends back 124.84 feet on the easterly line and 124.74 feet on the westerly line to a dead line in the rear measuring 40.80 feet thereon.

Being the same property conveyed to MONTANA SIMMONS, A SINGLE WOMAN, by deed from ERIN T. GALLAGHER AND SUSAN R. GALLAGHER, of record in Instrument No. 20210106-0002222, dated December 28, 2020, said Register's Office

This is [✓] improved [ ] unimproved property known as 313 Cedarcreek Drive, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~5th~~ 17th day of August, 2021

Montana Simmons

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Tazewell

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 17th day of August, 2021.

Notary

My commission expires: 8/5/2023

OFFICIAL SEAL
JENNIFER ANN SIEFFERMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 08-05-2023