Bk/ 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 705537 DEEDWARR
08/26/2021 02:25:18 PM 2 pgs
Fees: $13.00 Taxes: $2,436.45

20210826-0115552

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $658,500.00.

Affiant

Subscribed and sworn to me on August 25, 2021

NOTARY PUBLIC

My Commission Expires: 5/5/24

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35025

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samantha Jackson Kevin Jackson 4041 Nebraska Avenue Nashville, TN 37209	SAME AS NEW OWNERS	103-4-403

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth W. Carroll, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Samantha Jackson and Kevin Jackson, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 51 on the Plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts 50 feet on the southerly side of Nebraska Avenue, Formerly Eighth Street and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Elizabeth W. Carroll, an unmarried woman, by Warranty Deed dated June 19, 2017, from Robert Edwin Hamlett and Linda K. Wilson, husband and wife, recorded June 20, 2017, as Instrument No. 20170620-0062052, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 4021 Nebraska Avenue, Nashville, TN 37209.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 25th day of August 2021.

Elizabeth W. Carroll

Elizabeth W. Carroll

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 25, 2021, before me personally appeared Elizabeth W. Carroll to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 25, 2021.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

My Commission Expires: 5/5/25