WARRANTY DEED

Karen Johnson Davidson County
Batch# 706193 DEEDWARR
08/27/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210827-0116020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF AUGUST, 2021.

Notary Public

JENNIFER CHANDLER COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021080230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rosalyn Darcelle' Carpenter	Rosalyn Darcelle' Carpenter	Tract 1 040-09-0A-023.00 CO,
(NAME) 406 11th Ave N #512	(NAME) Same as new owner	Tract 2 040-09-0A-024.00 CO Tract 3 040-09-0A-025.00 CO
Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES A. JACKSON AND JOANNE P. JACKSON, SETTLORS AS TRUSTEES OF THE JACKSON REVOCABLE TRUST DATED JULY 11, 2012, (TRACTS 1 AND 2) AND JAMES A. JACKSON AND JOANNE P. JACKSON, TRUSTEES UNDER THE JACKSON REVOCABLE TRUST DATED JULY 11, 2012 (TRACT 3)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSALYN DARCELLE' CARPENTER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1 AND 2

Land in Davidson County, Tennessee, being Lot Nos. 23 and 24, as shown on the map entitled the Plan of Final Plat, Whites Creek Manor, a Planned Unit Development, of record as Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES A. JACKSON AND JOANNE P. JACKSON, SETTLORS AND TRUSTEES FO THE JACKSON REVOCABLE TRUST DATED JULY 11, 2012, by deed from HAMIDREZA PARSA, of record as Instrument No. 20121023-0097169, dated October 19, 2012, said Register's Office.

This is Unimproved property known as 700 Hardys Ct and 704 Hardys Ct., Whites Creek, TN 37189

Tract 3
Land in Davidson County, Tennessee, being Lot No.25, as shown on the map entitled the Plan of Final Plat, Whites Creek Manor, a Planned Unit Development, of record as Instrument No. 20121113-0104138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES A. JACKSON AND JOANNE P. JACKSON, TRUSTEES UNDER THE JACKSON REVOCABLE TRUST DATED JULY 11, 2012, by deed from HAMIDREZA PARSA, of record as Instrument No. 20121113-0104138, dated November 9, 2012, said Register's Office.

This is Unimproved property known as 2604 Houston Lane, Whites Creek, TN 37189

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 we do covenant with the said GRANTEES that we 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 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 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.

Executed by our hands this 23 day of August 2021.

JAMES A. JACKSON AND JOANNE P. JACKSON, SETTLORS AND TRUSTEES OF THE JACKSON REVOCABLE TRUST DATED JULY 11, 2012, (TRACTS 1 AND 2)

BY: James A Jackson Settlor
JAMES A. JACKSON, SETTLOR

BY: Joanne P. Jackson Settlor
JOANNE P. JACKSON, SETTLOR

JAMES A. JACKSON AND JOANNE P. JACKSON, TRUSTEES UNDER THE JACKSON REVOCABLE TRUST DATED JULY 11, 2012 (TRACT 3)

BY: James A Jackson Trustee
JAMES A. JACKSON, TRUSTEE

BY: Joanne P. Jackson Trustee
JOANNE P. JACKSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _____ day of August 2021 before me personally appeared **JAMES A. JACKSON AND JOANNE P. JACKSON, SETTLORS AND TRUSTEES OF THE JACKSON REVOCABLE TRUST DATED JULY 11, 2012,** to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of August 2021.

Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 true and exact copy of the original document executed and authenticated according to law on 08/26/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date t 08/26/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021**.

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023