Karen Johnson Davidson County
Batch# 709750 DEEDWARR
09/03/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20210903-0118783

WARRANTY DEED

This instrument prepared by:

MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, TN 37212

TAX BILLS TO:

Geoffrey L. Jackson
539 Croley DR.
Nashville, TN 37209

Tax Identification: 090 16 0 124 00

For good and valuable consideration received, **GEOFFREY JACKSON, an unmarried man**, and **MONIA JOHNSON, an unmarried woman**, (hereinafter the "Grantors") do hereby sell and convey unto **DOUBLE E PROPERTIES, LLC**, a Tennessee Limited Liability Company, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "B" on the Plan of Croleywood, Section 2, of record in Book 1130, page 100, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph Wade Fuller and wife, Athelene Marie Fuller by deed from Willie Lee Fuller and wife, Margaret Darwin Fuller of record in Book 2800, page 519, said Register's Office. Joseph Wade Fuller conveyed his interest to Marie Athelene fuller by Quitclaim Deed of record in Book 6088, page 209, said Register's Office. Athelene Marie Fuller is one and the same person as Marie Athelene Fuller. Marie Athelene Fuller has since divorced and is now known as Marie K. Merryman.

The previous and last conveyance being a Warranty Deed from Marie A. Merryman, an unmarried woman, to Geoffrey Jackson, an unmarried man, and Monia Kay Johnson, an unmarried woman, of record in Instrument Number 200003280031120, said Register's Office.

This is improved property known as 539 Croley Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD unto Grantee in fee simple. Grantors covenant lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This 27th day of August, 2021.

Geoffrey Jackson, Grantor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 27th day of August, 2021, before me personally appeared **GEOFFREY JACKSON**, to me known (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged to be Geoffrey Jackson), the within named bargainor, an unmarried man, and that he, as such Grantor, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name.

Witness my hand and official seal, this the 27th day of August, 2021.

Shanae McFerrin
NOTARY PUBLIC

My commission expires: 5/5/2025

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

Monia K Johnson
Monia Johnson, Grantor

STATE OF TENNESSEE)
)
COUNTY OF)

On this 27th day of August, 2021, before me personally appeared **MONIA JOHNSON**, to me known (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged to be Monia Johnson), the within named bargainor, an unmarried woman, and that she, as such Grantor, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing her name.

Witness my hand and official seal, this the 27th day of August, 2021.

Shanae McFerrin
NOTARY PUBLIC

My commission expires: 5/5/2025

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
)
COUNTY OF)

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of property transferred, whichever is greater, is **$330,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Monica K Johnson

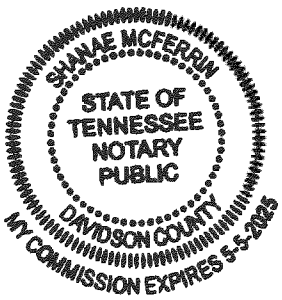
AFFIANT

Sworn and subscribed before me on this the 27th day of August, 2021.

Shanae McFerrin

NOTARY PUBLIC

My commission expires: 5/5/2025



Tennessee Certification of Electronic Document

I, Jackson Bond, 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 true and exact copy of the original document executed and authenticated according to law on July 27, 2021 (date of document).

Affiant Signature

07/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

NOTARY'S SEAL

