Karen Johnson Davidson County
Batch# 720217 DEEDWARR
09/20/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20210920-0126160

# WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF SEPTEMBER, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brooke Goodson and Andrew Gentile | RELIANT BANK | |
| (NAME) 1016 N. 6th St. | (NAME) 9041 EXECUTIVE PARK DR STE 104 | 082040 11300 |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) KNOXVILLE, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Joslyn Jackson, formerly known as Joslyn Hebda, and Justin Jackson.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Gentile and Brooke Goodson, husband and wife,** 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:

**Land in Davidson County, Tennessee being the Southerly 34-2/3 feet of Lot No. 130 on the Plan of Sharpe and Crutcher Addition of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee. Said part of Lot 130 fronts 34-2/3 feet on the Westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.**

**Being the same property conveyed to Justin Jackson, unmarried an Joslyn Hebda, unmarried, as tenants in common by Warranty deed from Open Door Property D LLC, a Delaware limited liability company of record in Instrument No. 20181102-0108686 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on November 02, 2018.**

**Justin Jackson and Joslyn Hebda are now married and Joslyn Hebda is now known as Joslyn Jackson.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the register's office in Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 1016 N 6th St. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 15th day of September, 2021.

**Joslyn Jackson**

**Justin Jackson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joslyn Jackson and Justin Jackson,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of September, 2021.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 09/17/2021 (date of document).

Affiant Signature

09/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025