Warranty Deed

Karen Johnson Davidson County Batch# 729281 DEEDWARR 10/04/2021 11:02:11 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 20211004-0132990	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Affiant Subscribed and sworn to before me, this the 28th day of September, 2021. Notary Public My commission expires:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0KPO 21 1830

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
MY Commission Expires on 01/03/2023
DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jo-Jo T. Jackson, Jason Jackson, And Trevor D. Rock	New Owner(s)	081 06 0 408.00
1830 25th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAUREN DICKEY AND JOSEPH R. DICKEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JO-JO T. JACKSON, AN UNMARRIED WOMAN, JASON JACKSON, AN UNMARRIED MAN, AND TREVOR D. ROCK, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 2 on the Plan of S.P.A. Subdivision of record in Book 1424, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 60 feet on the East side of 25th Avenue North and runs back 210.8 feet on the North line and 211 feet on the South line to a dead line which it measures 60 feet.

Being the same property conveyed to Lauren Dickey and Joseph R. Dickey, wife and husband, by Warranty Deed from Kenneth Garrett, unmarried and Antonio Powell, unmarried, of record in Instrument No 20170511-0046953, in the Register's Office of Davidson County, Tennessee, dated May 09, 2017 and recorded on May 11, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1830 25th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17TH day of September, 2021.

Lauren Dickey

Joseph R. Dickey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauren Dickey and Joseph R. Dickey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17TH day of September, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025