THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-31239	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 2021 Notary Public MY COMMISSION EXPIRES: 4/26/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 764478 DEEDWARR
12/01/2021 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211201-0158883

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Oakes and Steffi Jeraldo	New Owner	
3812 Bonnacreek Drive		07416013200
Hermitage, TN 37076		
(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, WE, **Oliver Jackson and wife, Megan Jackson,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Oakes and Steffi Jeraldo, joint tenants,**

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 Lot No. 971 on the Plan of Section Eleven, Hermitage Hills of record in Plat Book 3600, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Oliver Jackson and wife, Megan Jackson by Special Warranty deed from Brookfield Relocation Inc. a Corporation organized and existing under the laws of the State of Colorado of record in Instrument No. 20151124-0119251 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on November 24, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3812 Bonnacreek Drive, Hermitage, TN 37076.**

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 our hands this the 22nd day of November, 2021.

ODJ

Oliver Jackson

Megan Jackson

STATE OF VA

COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Oliver Jackson and Megan Jackson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of November, 2021.

My Commission expires: 5-04-2024

Lindsey A. Gresham
Notary Public

LINDSEY ANN GRESHAM
NOTARY PUBLIC
REG. #7874614
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 05/04/2024

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 22, 2021**.

Affiant Signature

11/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **22nd** day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON