Karen Johnson Davidson County
Batch# 767643 DEEDWARR
12/03/2021 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20211203-0161033

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $290,000

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of December 2021

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Adrian Williamson
1022 43rd Ave. N,
Nashville, TN 37209

**SEND TAX BILLS TO:**
Adrian Williamson
1022 43rd Ave. N,
Nashville, TN 37209

**MAP AND PARCEL NUMBER: Tax ID # 09108007600**

# WARRANTY DEED

**21NT03100**

Effective the 1st Day of December 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Grayland Jackson, married**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Adrian Williamson**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

**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. 52, on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan of record in Book 57, page 41 of the Clifton Plan of record in Book 57, Page 100, said Register's Office, to which plat reference is hereby made for a more complete description of said property.**

**Said Lot No. 52 fronts 50 feet on the easterly side of 43rd Avenue North and runs back between parallel lines 150 feet to an alley.**

**Being the same property as conveyed to Grayland Jackson, married by Warranty Deed from CB Investments, LLC dated 04/29/2004 recorded 05/04/2004 in Book na, Page na, as Document Number 20040504-0050870, Register's Office for Davidson County, Tennessee.**

**This is an improved property commonly known as: 1026 43rd Ave N, Nashville, TN 37209-1527**

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 1st day of December 2021

Grayland Jackson

**Grayland Jackson**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Grayland Jackson**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# Legal Description
# (Exhibit A)

21NT03100 09108007600

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. 52, on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan of record in Book 57, page 41 of the Clifton Plan of record in Book 57, Page 100, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Said Lot No. 52 fronts 50 feet on the easterly side of 43rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property as conveyed to Grayland Jackson, married by Warranty Deed from CB Investments, LLC dated 04/29/2004 recorded 05/04/2004 in Book na, Page na, as Document Number 20040504-0050870, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Adrian Williamson by Warranty Deed from Grayland Jackson, married dated on December 1, 2021 and recorded on_____ in Book_____, Page_____, as Document Number_____, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1026 43rd Ave N, Nashville, TN 37209-1527

**Tennessee Certification of Electronic Document**

I, Kesha Herron 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 12-1-21 (date of document).

Kesha Herron
Affiant Signature

12-1-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of December, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024