Karen Johnson Davidson County
Batch# 771146 DEEDWARR
12/09/2021 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20211209-0163462

WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

MST 2021-2186

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avinash Chaudhary	FirstBank	181-01-0B-219.00-CO
(NAME)	(NAME)	
4029 Sweetberry Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(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, **Robert M. Jackson, III and Christy H. Jackson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Avinash Chaudhary, unmarried man,** 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. 85 on the Plan of Phase Four, Addition to Sugar Valley RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20070125-0010052 and Instrument No. 20070205-0014763, 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 Robert M. Jackson, III and Christy H. Jackson, husband and wife by Warranty deed from Shin K. Kang and Hannah S. Kang, husband and wife of record in Instrument No. 20150428-0037695 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 28, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument No. 20070125-0010052 and Instrument Number 20070205-0014763, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Sugar Valley, of record in Book 11069, Page 14, amended in Instrument No. 20030708-0093637, Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201, Instrument No. 20050629-0074848 and Instrument No. 20070205-0014762, Register's Office for Davidson County, Tennessee. Charter of

Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee. By-Laws of Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 24, Register's Office for Davidson, County, Tennessee. Sanitary sewer easement of record in Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument No. 20050805-0092108 and Instrument No. 20020722-0087469, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Instrument Number 20130523-0052430, in the Register's Office for Davidson County, Tennessee. Right of Way Agreement Easement of record in Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4029 Sweetberry Drive, Nashville, TN 37211
(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/our hand(s) this 30th DAY OF NOVEMBER, 2021.

Robert M Jackson III by Yvette Meldrum my attorney-in-fact

Robert M. Jackson, III by Yvette Meldrum my Attorney-in-Fact

Christy H. Jackson by Yvette Meldrum my attorney-in-fact

Christy H. Jackson by Yvette Meldrum my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Robert M. Jackson,, III and Christy H. Jackson, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Robert M. Jackson,, III and Christy H. Jackson, husband and wife, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 30th day of November, 2021.

Notary Public

My Commission Expires: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 30, 2021

Affiant Signature

December 1, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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