STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2021.

Notary Public

My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rosa Vazquez	New Owner	087-00-0-143.00
6189 N New Hope Road		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Betty June Jackson

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Rosa I Vazquez Gloria, unmarried

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of George M. Jackson Subdivision of record in Plat Book 5190, Page 343, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 begins at a point in the Easterly margin of New Hope Road and runs then South 87 degrees, 20 minutes East., 534.82 feet to a point; thence Southerly 72.61 feet to point; thence S. 76 degrees 07 minutes West., 23.39 feet to a point; thence North. 87 degrees 20 minutes. West., 516.63 feet to a point in the Easterly margin of New Hope Road; thence with said margin of said road N. 03 degrees 15 minutes East., 80.00 feet to the beginning.

Being a portion of the same property conveyed to George Milton Jackson and wife, Ann E. Jackson by Warranty Deed from Irvin Perry, a single man of record in Book 3934, page 145 Register's Office for Davidson County, Tennessee, dated August 10, 1965 and recorded on September 13, 1965.

SP 11/2015

Karen Johnson Davidson County
Batch# 784288 DEEDWARR
01/04/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220104-0001144

Being the same property conveyed to Betty June Jackson by Quitclaim Deed from Phyllis Jane McPeak, Wilma Jo Jackson Thompson, Charles M. Jackson and Tammy Lynn Jackson of record in Book 7353, page 174, Register's Office for Davidson County, Tennessee.

This is improved property known as **6189 N New Hope Road, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of November, 2021.

Betty June Jackson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Betty June Jackson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of November, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000291-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11-8-21 (date of document).

Connie Taylor
Affiant Signature

11-8-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

