Karen Johnson Davidson County
Batch# 799454 DEEDWARR
02/02/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220202-0012586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2022.

Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022010013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
American Homes, LLC, a Tennessee limited liability company	American Homes, LLC, a Tennessee limited liability company	
(NAME) 637 Nevins Pl	(NAME) 637 Nevins Pl	081-08-0-014.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND NO/100 Dollars ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TANEKA JACKSON, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMERICAN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Tract No. 1:

Land in Davidson County, Tennessee, being 4 feet off of the northerly side of Lot No. 1, on the map entitled Stier's Addition of record in Plat Book 332, Page 82, Register's Office for Davidson County, Tennessee, being contiguous and adjoining Lot No. 2 of said addition, said 4 feet herein conveyed being more particularly described as follows:

Beginning on the northwesterly side of 9th Ave North, or Buena Vista Pike, four feet southerly from the dividing line between Lots Nos. 1 and 2 of said C.H. Stier's addition, running thence, along the westerly margin of 9th Ave North or Buena Vista Pike, northerly, to said dividing line between lots 1 and 2 of said C.H. Stier's addition; thence running back between parallel lines, and along the margin of said dividing line of said lots Nos. 1 and 2, 174 feet to an alley.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled C.H.Stier's Addition, of record in Plat Book 332, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TANEKA JACKSON, AN UNMARRIED WOMAN, by deed from WELLS FARGO BANK, N.A., IN TRUST FOR THE BENEFIT OF THE CERTIFICATE HOLDERS PARK PLACE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2005-WCW3, of record in Instrument No. 20070117-0006755, dated January 5, 2007, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1829 9th Ave. N., Nashville, TN 37208
(House No.) (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.

Executed by my hand this 24th Day of January 2022.

Taneka Jackson By Makita Jackson as Attorney in Fact by POA

Taneka Jackson by Makita Jackson as Attorney in Fact by POA

STATE OF TENNESSEE

County OF Davidson

On, 24th of January, 2022, before me personally appeared Makita Jackson, to me known to be the person who executed the foregoing instrument on behalf of Taneka Jackson as Attorney in Fact and who acknowledged that she executed the same as the free act and deed of the said Taneka Jackson, as Attorney in Fact.

Witness my hand and official seal.

Maxine J. Rucker, Notary Public

My Commission Expires: November 6, 2023

(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Maxine Rucker**, do hereby make an 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 1-24-2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 1-28-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 1-28-22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/6/2023