Karen Johnson Davidson County
Batch# 806348 DEEDWARR
02/15/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20220215-0017559

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-9033

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of February, 2022

Notary Public

Commission Expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
JJ Art Construction 363 Brewer Drive Nashville, TN 37211	NEW OWNER 363 Brewer Dr Nashville, TN 37211	134-13-0-102.00

WARRANTY DEED

FOR AND IN 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, I/WE,

John R. Lackey and Debbie K. Lackey, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JJ Art Construction 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:

Land in Davidson County Tennessee, being Lot No. 188 on the plat of Kenilworth Estates, Section 4, as of record in Book 3300, Pages 34, 35 and 36, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clifton C. Williams and wife, Agnes Hood Williams by Warranty deed from William L. Ethridge, Jr. and wife, Rita J. Ethridge of record in Book 4143, page 141, Register's Office for Davidson County, Tennessee, dated June 03, 1967 and recorded on June 20, 1967. (Value or consideration shown in aforementioned deed $.)

Being the same property conveyed to Chichi Todd by Quitclaim deed from Clifton C. Williams and wife, Agnes Hood Williams of record in Book 8325, page 941, Register's Office for Davidson County, Tennessee, dated April 04, 1991 and recorded on April 08, 1991. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Chichi Todd and Cecil Brown by Quitclaim deed from Chichi Todd of record in Book 9101, page 117, Register's Office for Davidson County, Tennessee, dated September 30, 1993 and recorded on October 01, 1993. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Chichi Todd by Quitclaim deed from Chichi Todd and Cecil Brown of record in Book 10472, page 582, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on May 30, 1997. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Chichi Todd and John R. Lackey by Quitclaim deed from Chichi Todd of record in Book 11703, page 99, Register's Office for Davidson County, Tennessee, dated October 13, 1999 and recorded on October 14, 1999. (Value or consideration shown in aforementioned deed $0.00.) Chichi Todd having since died on December 14, 2001 and pursuant to her Last Will and Testament (Case No. 04P1854, Chancery Court of Davidson County, Tennessee). Chichi Todd devised her interest to Jillian Deshay Wilson. Jillian Deshay Wilson conveyed her interest to John R. Lackey by Quitclaim Deed recorded as Instrument No. 20131106-0115001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Lackey by Quitclaim deed from Jillian Deshay Wilson of record in Instrument No. 20131106-0115001 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 06, 2013. (Value of consideration shown in aforementioned deed $3,000.00.)

Being the same property conveyed to John R. Lackey and Debbie K. Lackey, husband and wife by Quitclaim deed from John R. Lackey of record in Instrument No. 20201216-0149002 Register's Office for Davidson County, Tennessee, dated December 09, 2020 and recorded on December 16, 2020. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 265 Paragon Mills Road, Nashville, TN 37211

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 so 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.

Dated this the 4th day of February, 2022.

John R. Lackey

Debbie K. Lackey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John R. Lackey and Debbie K. Lackey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

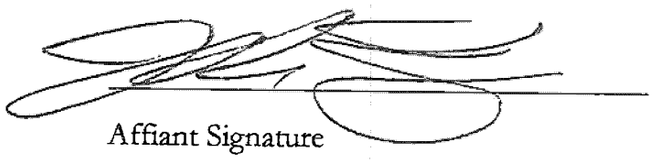
Witness my hand and official seal this 4th day of February, 2022.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 10/23/23

Certificate of Authenticity

I, Joshua A. Terry, 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 2/4/22.



Affiant Signature

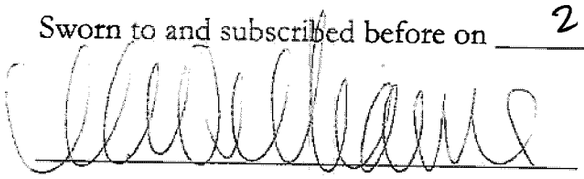
2/4/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/4/22.



Notary Public



My Commission Expires: 5-23-23