Karen Johnson Davidson County
Batch# 809791 DEEDWARR
02/23/2022 10:17:54 AM 2 pgs
Fees: $13.00 Taxes: $4,699.00

20220223-0020400

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,270,000.00**

Kathleen Davidson Wheeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF **FEBRUARY, 2022.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW JACKSON	New owner	**104-01-0-211.00**
(NAME)	(NAME)	
3800 NEBRASKA AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KATHLEEN DAVIDSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JACKSON,** _____, HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly part of Lots 101, 102, and 103 on the Plan of West Grove, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 60 feet, more or less, on the northerly margin of Nebraska Avenue, as measured along a slight curve, and runs back between lines 155.5 feet, more or less, on the westerly line and 173 feet on the easterly line, along the westerly margin of 38th Avenue North, to the southerly line of Lot No. 100, measuring 60 feet thereon.

Being the same property conveyed to Kathleen Davidson Wheeler and Stephen R. Wheeler, wife and husband, by deed dated December 19, 2017 of record in Instrument No. 20171221-0129917, Register's Office for Davidson County, Tennessee. Further, being conveyed to Kathleen Davidson, unmarried, from Stephen R. Wheeler, unmarried, by quitclaim deed dated September 5, 2019 of record in Instrument No. 20190911-0091810, said Register's Office. Kathleen Davidson Wheeler and Kathleen Davidson are one and the same person.

Unimproved ( )
This is improved(X) property, known as **3800 NEBRASKA AVENUE, NASHVILLE, TN 37209**
(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 hand this 22 day of February, 2022.

Kathleen Davidson

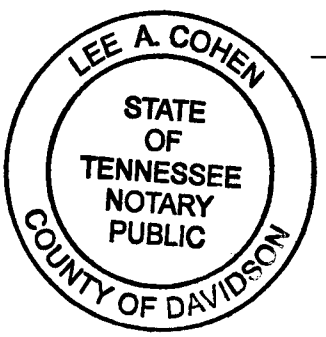
KATHLEEN DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATHLEEN DAVIDSON**, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2022.

My Commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public