(1) pg. 1/7

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 11.20.2024
(AFFIX SEAL)

AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON CO.

Karen Johnson
Batch# 811301
02/24/2022 04:00:25 PM
Fees: $13.00 Taxes: $462.50

Davidson County
DEEDWARR
2 pgs

20220224-0021525

IS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Thomas E. Jackson and Linda F. Jackson	Thomas & Linda Jackson	081-14-0-152.00
(NAME)	(NAME)	
2433 Underwood Street	4232 October Woods Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220095

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, I/we, **Susie A. Harris and William Harris, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Jackson and Linda F. Jackson**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 23 on the plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Susie A. Harris and William Harris, wife and husband by Warranty Deed from Tracy L. Ward, individually and as sole Heir-at-Law of Naomi L. Hill; Tracy L. Ward, Executrix of the Estate of Naomi L. Hill, Probate No. 03P452, dated March 31, 2006 and filed of record in Instrument No. 20060405-0038795, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2499, page 171, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to easement appearing of record in Book 4179, page 992, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2433 Underwood Street, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of February, 2022

Susie A. Harris

Susie A. Harris

William R. Harris

William Harris

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susie A. Harris and William Harris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of February, 2022.

Lori Buie

Notary Public
My Commission Expires: 8/21/23

