This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 814792 DEEDWARR
03/03/2022 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $780.70
20220303-0024361

WARRANTY DEED

THIS DEED, made and entered into on this the 18th day of February, 2022, by and between **ANDREW E. JACKSON and MAGGIE JAMI JACKSON, Husband and Wife,** parties of the first part, and **COREY LAVINDER,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plat of Apache Hills, Section 5, Part Two, as of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 88.95 feet on the Southwesterly margin of Arapaho Bend and extends back 101.18 feet on the Southerly line and 103.00 feet on the Northerly line to a line on the rear on which it measures 67.05 feet.

Being the same property conveyed to Andrew E. Jackson and Maggie Jami Jackson, husband and wife by Warranty deed from Christopher B. Degenhardt and Tracy N. Degenhardt (fka Tracy N. Porter) of record in Instrument No. 20040910-0109521 Register's Office for Davidson County, Tennessee, dated September 07, 2004 and recorded on September 10, 2004.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 148-15-0-107.00

Property Address: 4721 Arapaho Bend, Antioch, TN 37013

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, his successors and assigns in fee simple forever.

The parties of the first part covenant with the party of the second part that they are lawfully seized and possessed of the property herein described and hereby conveyed, that they have a good right and full authority to convey same, that the same is unencumbered; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2022 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signatures of the parties of the first part hereunto affixed, on the day and year first above written.

Andrew E. Jackson

Maggie Jami Jackson

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, ANDREW E. JACKSON and MAGGIE JAMI JACKSON, Husband and Wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of February, 2022.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
1/3/2023

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Corey Lavinder

Address: 320 11th Ave S #451 Nashville TN 37203

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $211,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 18th day of February, 2022.

Notary Public

BRIDGETTE RENEE HENDRICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SULLIVAN

My Commission Expires:
5/13/2024

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

CERTIFICATION

I, Rebecca A. Theall, do hereby make oath that I am a licensed attorney and/or 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 February 22, 2022 (date of document).

Rebecca A Theall
Affiant Signature

February 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 22 day of February, 2022.

Bridget Hendricks
Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024.

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN