Karen Johnson Davidson County
Batch# 815492 DEEDWARR
03/04/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220304-0024921

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Laura Desmond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 4/17/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zerriyan Jackson	New Owner	163110d00600co
(NAME)	(NAME)	
2962 Baby Ruth Lane, 6		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah C Bush,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zerriyan Jackson,** ~~Single Woman~~, 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 Unit #6 on the Plan of Hickory Place Townhomes, a Planned Unit Development of record n book 11190, Page 54, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah C Bush, by deed of record in Book 11685, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2962 Baby Ruth Lane, 6, Antioch, TN 37013
(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/our hands this 7th day of February, 2022.

Deborah C. Bush

Deborah C Bush

State of Tennessee
County of Davidson

Personally appeared before me Deborah C Bush, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2022.

Notary Public
My Commission Expires: 12/16/2025

File No.: 16158

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Emily Matheny, 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 2/7/2022 (date of document).

Affiant Signature

2/23/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

