WARRANTY DEED

Karen Johnson Davidson County
Batch# 824617 DEEDWARR
03/18/2022 09:40:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20220318-0031581

STATE OF
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF February 2022

Notary Public

MY COMMISSION EXPIRES: 11-2-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Edwin Guevara	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Edwin Guevara	
(NAME) 4931 Packard Dr.	(NAME) 4931 Packard Dr.	14905007600
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jacqueline Jackson, Montia Jackson, Rosetta Jackson, and Monica Jackson**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Guevara and Yesenia Rodriguez Caballero, husband and wife,** 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:

Being Lot No. 168, on the Plan of Barclay Square, Section III, as of record in Book 4675, Page 154, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Lorine L. Jackson and Monte Jackson, tenants in common with rights of survivorship, by virtue of that certain Quit Claim Deed dated May 31, 2014, and being of record at Instrument No. 20140609-0049909 in the Register's Office of Davidson County, Tennessee. Lorine L. Jackson having pre-deceased Monte Jackson on or about January 15, 2021 leaving Monte Jackson as sole tenant with right of survivorship. Monte Jackson having died intestate on or about October 18, 2021, leaving Jacqueline Jackson, Montia Jackson, Rosetta Jackson and Monica Jackson as heirs by Affidavits of Heirship of record at Instrument No. __202203180031579____ and ____202203180031580___ in said Register's Office

Monte Jackson and Monti Jackson are one in the same.

Being the same property previously conveyed to Joseph Jackson and wife, Lorine L. Jackson by virtue of Warranty Deed dated January 31, 1985 at Book 6487, Page 295 in the said Register's Office. Joseph Jackson having died on or about October 13, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Deed Restrictions recorded at Book 4872, Page 490 in the Register's Office for Davidson County, Tennessee , and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4881 Barclay Square Dr. 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 hand this 22nd day of February, 2022.

Jacqueline Jackson
Jacqueline Jackson

not present
Montia Jackson

Rosetta Jackson
Rosetta Jackson

STATE OF Tennessee
COUNTY OF Bedford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jacqueline Jackson, Rosetta Jackson and ~~Monica Jackson,~~** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2022.

Kelley D. Hightower
Notary Public

My Commission Expires: 07/01/2025

KELLEY D. HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand this 17 day of February, 2022.

Montia Jackson

STATE OF Georgia
COUNTY OF Paulding

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Montia Jackson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of February, 2022

Notary Public

My Commission Expires: 12/9/2025

SIERRA EPLING
NOTARY
PUBLIC
Comm. Exp.
GEORGIA
Dec. 9. 2025
PAULDING COUNTY, GA

Witness my hand this 24 day of February, 2022.

Monica Jackson
Monica Jackson

STATE OF Tennessee
COUNTY OF Bedford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Monica Jackson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of February, 2022.

Tabitha R. Stem
Notary Public

My Commission Expires: 1/2/24

TABITHA R. STEM
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 2/24/22.

Affiant Signature

3/10/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25