Karen Johnson Davidson County
Batch# 843436 DEEDWARR
04/21/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20220421-0046159

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **820,000.00.** Daniel Thompson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/14/2022** Notary Public MY COMMISSION EXPIRES: 8-20-2023 (AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel T. Jackson and Melissa L. Jackson	New Owner	**091 07 0 464.00**
(NAME) **4713 Michigan Avenue**	(NAME)	
(ADDRESS) **Nashville, TN, 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Adam M. Scully and wife, Tia Lowery Scully,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel T. Jackson and Melissa L. Jackson, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 of Block 1 on the Map of the East Extension of Plan No. 1 West Nashville, of record in plat Book 421, Page 1, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Adam M. Scully, Timothy S. Scully and wife, Maureen A. Scully from Audrey H. James, married, by Deed of record in Instrument No. 20060317-0031107, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Adam M. Scully and wife, Tia Lowry Scully by Quitclaim Deed from Adam M. Scully, Timothy S. Scully and wife, Maureen A. Scully of record in Instrument No. 20160930-0103529, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4713 Michigan Avenue, Nashville, TN 37209**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **April,2022.**

Adam M. Scully

Tia Lowery Scully

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Adam M. Scully and Tia Lowery Scully,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **April, 2022.**

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/26

Tennessee Certification of Electronic Document

I, John L. Bisby, 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 April 14, 2022 (date of document).

Affiant Signature

April 14th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY