Karen Johnson Davidson County
Batch# 850058 DEEDWARR
05/03/2022 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $765.90
20220503-0051322

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37016-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $207,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Samuel P. Jackson 404 Summit Ridge Place Nashville, TN 37215	**Send Tax Bills To:** First Community Mortgage 262 Robert Rose Dr STE 200 Murfreesboro, TN 37129	**Tax Information:** Map and Parcel No.: 131050B40400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mabry Jackson Parchem, married, formerly known as Mabry L. Jackson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel P. Jackson, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 404 Summit Ridge Place, Nashville, TN 37215.

The subject property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2022.

Mabry Jackson Parchem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mabry Jackson Parchem, formerly known as Mary L. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 404, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee said Unit being depicted in the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mabry L. Jackson, an unmarried woman, by deed dated July 28, 2016 from Michelle K. Mock, unmarried, of record in Instrument No. 20160729-0078630, Register's Office for Davidson County, Tennessee. Mabry L. Jackson having since married and is now known as Mabry Jackson Parchem.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 131050B40400CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Four Seasons Condominium, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5050, page 30, Register's Office for Davidson County, Tennessee.
5. Easement for ingress & egress of record in Book 6869, page 157, consent in Book 6869, page 162, re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
6. Easement for ingress & egress of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
7. Easement for utility lines of record in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 5158, page 230, Register's Office for Davidson County, Tennessee.
9. Agreement recorded in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
10. Engineering Report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/27/22

GEORGE E. MUDTER, JR.
Dated 4/27/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/27/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

