Name and Address of New Owner:
Elizabeth Grace McKay
1701 Gale Lane
A6
Nashville, TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-05-0-065.00

Karen Johnson Davidson County
Batch# 853430 DEEDWARR
05/11/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,232.95
20220511-0053753

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Jackson and Kathleen Jackson, Trustees of The Robert Jackson and Kathleen Jackson Living Trust, as tenants by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Grace McKay, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section One (Revised), Caldwell Hall, of record in Plat Book 2900, Page(s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert R. Jackson and Kathleen Jackson, husband and wife, by Warranty Deed from Emily Ann Powell a/k/a Emily Ann Eldridge Powell and Joshua Ryan Powell, wife and husband, of record in Instrument No. 20190415-0034047, Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 15, 2019. (Value of consideration shown in aforementioned deed $375,000.00.)

Being the same property conveyed to Robert Jackson and Kathleen Jackson, Trustees of The Robert Jackson and Kathleen Jackson Living Trust, as tenants by the entirety, by Quitclaim Deed from Robert R. Jackson and Kathleen Jackson, husband and wife, of record in Instrument No. 20190514-0045135, Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 14, 2019. (Value of consideration shown in aforementioned deed $0.00.)

For informational purposes only: Being also known as 314 Wauford Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2022.

The Robert Jackson and Kathleen Jackson Living Trust dated April 16, 2019

By: _____
Benjamin R. Jackson, Trustee

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Benjamin R. Jackson, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The Robert Jackson and Kathleen Jackson Living Trust dated April 16, 2019, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 29th day of April, 2022.

Notary's Signature
My commission expires: 5-5-2025

STATE OF TENNESSEE NOTARY PUBLIC SARAH LILE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $603,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rose Prichard
(Affiant)

Sworn to and subscribed before me this 29th day of April, 2022.

Notary Public
My commission expires: 5-5-2025
File No. ST-22-421

STATE OF TENNESSEE NOTARY PUBLIC SARAH LILE DAVIDSON COUNTY

202205110053753

Tennessee Certification of Electronic Document

I, Sarah Life, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.29.22.

Affiant Signature

4.29.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of April, 2022.

Notary Signature

My Commission Expires: 4/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON